Bill Garrett Davidson County
Batch# 106692 DEEDWARR
06/20/2018 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20180620-0059229

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2018.

Notary Public

My commission expires: Dec 22, 2019

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-4451

(Notary Stamp)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dylan H. Thomas	**New Owner**	**180-03-0-A-023.00CO**
304 Stone Heath Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Todd Stratton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan H. Thomas, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 130, Section IC, Stone Creek Park, as the same appears on survey and plat of record in Book 9700, pages 469 and 470, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd Stratton, married, by Warranty Deed, from David W. Kern, and wife Michelle K. Kern, dated April 18, 2008, of record in Instrument No. 20080509-0048325, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Todd Stratton, by Quitclaim Deed, from Julia Marie Stratton, pursuant to divorce, Docket No. 10D-35, dated April 24, 2018, of record in Instrument No. 20180424-0038621, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 469-470, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10324, Page 365, amended in Book 10953, Page 804, Instrument No. 20010719-0076875, Instrument No. 20020722-0087705, Register's Office for DAVIDSON County, Tennessee.
By-Laws of Record in Book 10324, Page 408, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 9700, page 266, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, page 704, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA for common areas of record in Instrument No. 20040719-0085622, Register's Office for DAVIDSON County, Tennessee.
Amenities of record in Plat Book 9700, page 652, Register's Office for DAVIDSON County, Tennessee.

Easement Agreement of record in Book 10716, page 596, Book 6068, page 119, and Book 6218, page 199, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10324, page 358, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 304 Stone Heath Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of June, 2018.

Todd Stratton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Todd Stratton, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **180298SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

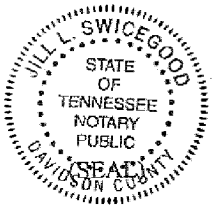
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

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