Bill Garrett Davidson County
Batch# 119230 DEEDWARR
07/23/2018 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20180723-0071480

True Copy Certification

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Taylor Warfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/2022

(AFFIX SEAL)

MATTHEW GARDNER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/08/2022

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Taylor Warfield	(Same)	151100a04900co
(NAME)	(NAME)	
7009 S Hampton Blvd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dhusten G. Foor and Jennifer Pugh,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor Warfield,** 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:

BEING all of Lot No. 266 in Phase I, Villages of Long Hunter, Planned Unit Development of record in Instrument #20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dhusten G. Foor and Jennifer Pugh, both unmarried, by deed of record in Instrument No. 20051220-0152523 , Register's Office for Davidson County, Tennessee. Jennifer L. Pugh filed a partition action for the sale of the Property in the Chancery Court Part I for the State of Tennessee, 20th Judicial District, Nashville and Davidson County, requesting approval to sell the Property. Chancery Court approved the partition action and approved the sale of the property as set forth in the certain Order Approving Contract for Sale of Real Property, Docket No. 17-494-I, filed May 17, 2018, and amended on that Certain Order, Docket No 17-494-I, filed July 3, 2018

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit A, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

unimproved ☐

This is improved ☑ property, known as 7009 S Hampton Blvd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 20th day of July, 2018.

Dhusten G. Foor by Jennifer Pugh per Court Order

Jennifer Pugh

State of Tennessee
County of Davidson

Personally appeared before me Jennifer Pugh, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2018.

Notary Public
My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 20th day of July, 2018, before me personally appeared Jennifer Pugh, the person who executed the foregoing instrument on behalf of Dhusten G. Foor by Court Order and who acknowledged that she executed the same as the free act and deed of the said Dhusten G. Foor by Court Order.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

Exhibit A

1. County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF LONG HUNTER P.U.D., PHASE 1, as recorded in Instrument Nos. 20010123-0006894 and 20000207-0012630, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20010531-0056382 and 20031111-0164945, in the Register's Office of Davidson County, Tennessee.

4. Easement for Ingress/Egress, recorded in Book 1101, Page 457 and Book 1115, Page 302, in the Register's Office of Davidson County, Tennessee.

5. Easement for Transmission Line, recorded in Book 2338, Page 466, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Taking of record in Book 4446, Page 423 and Book 4535, Page 351, in the Register's Office of Davidson County, Tennessee.

7. Easement for Water Mains and Appurtenances, recorded in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94, in the Register's Office of Davidson County, Tennessee.

8. Easement for Utility, recorded in Book 9661, Page 919, in the Register's Office of Davidson County, Tennessee.

9. Easement recorded in Instrument Nos. 20000906-0088271 and 20000906-0088272, in the Register's Office of Davidson County, Tennessee.

10. Charter on The Villages of Long Hunter Homeowners Association, Inc. of record in Instrument No. 20010531-0056381, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of by-Laws of The Villages of Long Hunter Homeowners Association, Inc. recorded in Instrument No. 20041022-0127537, in the Register's Office of Davidson County, Tennessee .

12. Quit Claim Deed into The Villages of Long Hunter Homeowners Association, Inc. of record in Instrument No. 20010531-0056383, in the Register's Office of Davidson County, Tennessee.