Bill Garrett Davidson County
Batch# 119625 DEEDWARR
07/24/2018 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $809.74
20180724-0072035

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,850.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/25/22

(AFFIX SEAL)

MARTHA BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leah Owens	Newowner	074-16-0-075.00
(NAME)	(NAME)	
5018 Bonnahill Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brandon Robertson and Ashley Catanzano Robertson**, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leah Owens, an unmarried woman**, 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 Lot No. 410 on the Plan of Section Five Hermitage' Hills of record in Plat Book 3300, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Robertson and Ashley Catanzano Robertson by Warranty Deed dated 08/26/2016 from Lucian Barbu and Regina Barbu, husband and wife of record in Instrument 20160831009154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5018 Bonnahill Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 38961

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 our hands this 20th day of July, 2018.

Brandon Robertson by Ashley Catanzano Robertson, his attorney

Brandon Robertson by Ashley Catanzano Robertson, his attorney-in-fact pursuant to Power of Attorney of record in Book_____, Page _____, 201807240072034 Register's Office for Wilson County, Tennessee.

Ashley Catanzano Robertson

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Ashley Catanzano Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument as **her** free act and deed for the purposes therein contained.

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

Leslie C Loughlin

Notary Public _____

My Commission Expires: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Catanzano Robertson, and who, upon her oath acknowledged herself to be the Attorney-In-Fact for the within named Brandon Robertson, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of July, 2018.

My Commission Expires: 1/3/22

Leslie C Loughlin

Notary Public

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY