WARRANTY DEED

Bill Garrett Davidson County
Batch# 120942 **DEEDWARR**
07/25/2018 03:24:00 PM 3 pgs
Fees: $18.00 Taxes: $821.40

20180725-0072724

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$222,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2018.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Will Hensley	new owner	**Map 063-16-0-C Parcel 067-00co**
5215 Southfork Blvd.		
Old Hickory, Tennessee 37138		

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

John C. Tozer and wife, Patricia A. Tozer

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

~~**Will Hensley**~~ WILLIAM HENSLEY, an unmarried 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:

Being Unit No. 67 on the Plan of Hermitage Springs Estates, Phase One - Section Two, a Planned Unit Development (Private Elements), filed as Exhibit "A" to the Supplement of record in Instrument No. 20031031-0160338, and established by Declaration of Covenants, Conditions and Restrictions of Hermitage Springs Estates Townhomes by Amendment of record in Instrument No. 20020130-0013464 and further amended in Instrument No. 20031006-0147712, Instrument No. 20031031-0160338, Instrument No. 20040226-0022-56, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265, Instrument No. 20141208-0111982, Instrument No. 20160921-0099328, said Register's Office for Davidson County, Tennessee. See EXA

Being the same property conveyed to John C. Tozer and wife, Patricia A. Tozer, by Deed dated March 16, 2006 from Teresa Widner, an unmarried woman, of record in Instrument No. 20060320-0031721, Register's Office for DAVIDSON County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record filed as Exhibit "A" to the Supplement in Instrument No. 20031031-0160338, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Hermitage Springs Townhomes, of record in Instrument No. 20001206-0120233, and further changing the name to Hermitage Springs Estates by Amendment of record in Instrument No. 20020130-0013464, and further Amended in Instrument No. 20031006-0147712 and Supplemental for Phase One Section Two in Instrument No. 20031031-0160338 and further amended in Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No 20060815-0100265, Instrument No. 20141208-0111982, and Instrument No. 20160921-0099328, Register's Office for DAVIDSON County, Tennessee. 3) By-Laws of Hermitage Springs Townhomes Homeowners' Association, Inc., now known as Hermitage Springs Estates Homeowner's Association, Inc. of record in Instrument No. 20010712-0074536, amended in Instrument No. 20030808-0113486, Register's Office for Davidson County, Tennessee. 4) Charter of Hermitage Springs Townhome Association, Inc., now known as Hermitage Springs Estates Homeowner's Association, Inc., of record in Instrument No. 20010716-0075385, amended in Instrument No. 20020128-0011789, Register's Office for Davidson County, Tennessee. 5) Attorney's Certificates of record in Instrument No. 20010717-0075891 and Instrument 20031031-0160338, said Register's Office. 6) All matters shown on the Boundary Plat of record in Instrument No. 20010703-0070299, said Register's Office. 7) Easement for Sanitary Sewers and/or Storm Drainage of record in Bood 10644, Pages 186, 190 and 194, said Register's Office. 8) Right to use water from spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, Page 644, Book 5792, Page 649, Book 5916, Page 717, Book 6036, Page 281, Book 5826, Page 95, Book 5826, Page 100, Book 5826, Page 105, Book 5916, Page 722, Book 6036, Page 274, said Register's Office. 9) Easement Deeds for a non-exclusive easement for road purposes and ingress and egress to Old Hickory Boulevard of record in Book 6267, Pages 296 and 298, said Register's Office. 10) Right-of-way easements for water mains and water lines of record in Book 8007, Pages 232, 237, 240, in said Register's Office. 11) Subject to easement for the flow of Betsy Branch. 12) Current year taxes prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **5215 Southfork Blvd., Old Hickory, Tennessee 37138**

Return to:
Rudy Title and Escrow, LLC

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 **17th** day of **July, 2018.**

John C. Tozer

Patricia A. Tozer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John C. Tozer and Patricia A. Tozer,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/5/21



EXHIBIT A

Land in Davidson County, Tennessee, being all of Unit No. 67, on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.