Register Return to: Land Title South, Inc. 3326 Aspen Grove Dr. Suite 400 Franklin, TN 37067

18-CD-419

WARRANTY DEED

Bill Garrett Davidson County
Batch# 122194 DEEDWARR
07/30/2018 10:49:13 AM 2 pgs
Fees: $13.00 Taxes: $577.20

20180730-0073940

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SUSAN HARVILLE NOTARY PUBLIC TENNESSEE My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew A. Voll	Franklin American Mortgage Company	162-01-0C-090.00
(NAME)	(NAME)	
497 Hickory Glade Drive	6100 Tower Circle Ste 600	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Whitney E. Maxwell, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew A. Voll, an unmarried man**, hereinafter called the GRANTEE(S), 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 Unit No. 90 on the Plan of Revision of Units 89 through 99, Phase 2, Hickory Glade, of record in Plat Book 6900, Page 803, (erroneously referenced as Phase 1 Plat Book 6250, Page 889 in Warranty Deed of record in Instrument No. 201505010039628 and in prior deeds), Book 6824, Page 929, re-recorded in Book 6898, Page 896, Amendment to Declaration of record in Book 6824, Page 952 and re-recorded in Book 6898, Page 919, Amendment to Declaration of record in Book 6898, Page 920, Book 6957, Page 473, Instrument No. 20031223-0182416, By-Laws of record in Book 6878, Page 390, Amendment to By-Laws of record in Book 10697, Page 182, Appointment of Successor Trustee of record in Book 11443, Page 625 and Instrument No. 20110511-0036274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Whitney E. Maxwell, a single woman by Warranty Deed from Stanley Beech, married, dated 04/28/2015, recorded 05/01/2015 of record in Instrument No. 20150501-0039628, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6900, Page 803; Covenants, conditions, easements and restrictions of record in Book 6824, Page 929, re-recorded in Book 6898, Page 896, Amendment to Declaration of record in Book 6824, Page 952 and re-recorded in Book 6898, Page 919, Amendment to Declaration of record in Book 6898, Page 920, Book 6957, Page 473, Instrument No. 20031223-0182416, By-Laws of record in Book 6878, Page 390, Amendment to By-Laws of record in Book 10697, Page 182, Appointment of Successor Trustee of record in Book 11443, Page 625 and Instrument No. 20110511-0036274, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national

origin; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7384, Page 941; Boundary Plat of record in Book 6250, Page 888; Quitclaim Deed of record in Book 7260, Page 72; Charter of Hickory Glade Home Owners Association, Inc., of record in Book 6845, Page 780, all in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 497 Hickory Glade Dr., 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 26 day of July, 2018.

Whitney E. Maxwell

Whitney E. Maxwell

State of Tennessee
County of Wilson

Personally appeared before me Whitney E. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2018.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122