WARRANTY DEED

Bill Garrett Davidson County
Batch# 124116 **DEEDWARR**
08/02/2018 01:08:52 PM 2 pgs
Fees: $13.00 Taxes: $714.57

20180802-0075917

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad D. Craig Durham	Peoples Home Equity, Inc	
(NAME)	(NAME)	
4525 South Trace Boulevard	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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, I Mary Adelia Johnson, unmarried hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Chad Craig-Durham and William Durham, a married couple, hereinafter called the GRANTEE(S), his/her/their 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 32 on the Plan of Southfork, Section Two, of record in Plat Book 6250, Page 386, 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 Mary Adelia Johnson, unmarried by Warranty Deed from Judith A. Lemons, unmarried, dated April 3, 2007 and recorded April 5, 2007 of record in Instrument No. 20070405-0040888, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 6906, Page 733 and Amendment recorded in Book 8291, Page 955, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement, including terms and conditions thereof as recorded in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee. Charter of Southfork Properties, Inc., of record in Book 7690, Page 879, in the Register's Office for Davidson County, Tennessee. Charter of Southfork Homeowners Association of record in Book 6790, Page 998, 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 ☒ 4525 South Trace Boulevard, Old Hickory, TN 37138

File No.: 242058
Warranty Deed TN

(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), his/her/their 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), his/her/their 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 31st day of July, 2018.

Mary Adelia Johnson

State of ~~California~~ AL
County of Baldwin

Personally appeared before me Mary Adelia Johnson, 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 31st day of July, 2018.

Notary Public:
My Commission Expires: 9/2/19

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

