WARRANTY DEED

Bill Garrett Davidson County
Batch# 132395 **DEEDWARR**
08/23/2018 03:38:37 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180823-0083816

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

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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
Mary L. Smith-Brown	HomeServices Lending, LLC	098100A00300CO
(NAME)	(NAME)	
6008 Hagars Grove Pass	2700 Westown Pkwy, Ste 345	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	West Des Moines, IA 50266	
(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 Matthew Hurley and Leah Hurley, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mary L. Smith-Brown and David M. Brown, wife and husband, 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 No. 3, on the plan of PHASE ONE, HAGARS GROVE, of record in Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Matthew Hurley and Leah Hurley, husband and wife by Warranty Deed dated 05/22/2009 from Michael A. Miller and Megan S. Miller, husband and wife of record in Instrument 20090529-0049236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per plat of record in Instrument 20040614-0069738; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200406030065607; Stormwater Detention Agreement of record in Instrument 200306030075394, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200308270124254; Charter of the Homeowners Association of record in Instrument 200406180072535; Quitclaim Deed to the Homeowner's Association of record in Instrument 200812300123440, Register's Office for Davidson County, Tennessee and County of Davidson taxes for the year 2018 and subsequent years, a lien not yet ascertainable, due or payable

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.

File No.: 259774
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-B4148-186008

unimproved ☐

This is improved ☒ 6008 Hagars Grove Pass, Hermitage, TN 37076
(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 our hands this 21st day of August, 2018.

Matthew Hurley

Leah Hurley

State of Tennessee
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Hurley and Leah Hurley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of August, 2018.

Notary Public: _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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