WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140190 DEEDWARR
09/12/2018 10:58:44 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180912-0090488

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/4/2022

(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
Vager Khailani Vaman Mesho	Same as new owner	173040B01300CO
(NAME) 6112 Blue Hole Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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 **Deborah Bartholomew, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Vager Khailani and Vaman Mesho, husband and wife** 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 all of Lot No. 13 on the Plan of Final Plat of Blue Hole Pointe "a Cluster Lot Development", of record in Plat Instrument No. 200605310063584, 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 Deborah K. Bartholomew, unmarried and Bernice A. Cox, unmarried as tenants in common with rights of survivorship by Warranty Deed from Author Peete and Brilontine Peete, husband and wife, dated 05/18/2015 recorded 05/21/2015, of record in Instrument No. 201505210046919, in the Register's Office for Davidson County, Tennessee.

The said Bernice A. Cox died on 05/06/2016, leaving the said Deborah K. Bartholomew the surviving tenant in common with right of survivorship.

Subject to all matters shown on the plat of record in Plat Instrument No. 200605310063584; Covenants, conditions, easements and restrictions of record in Instrument No. 20061212-0153449, 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; Storm Water Detention Agreement of record in Instrument No. 20050316-0028868, Charter contained in Articles of Incorporation of Blue Hole Pointe Owners' Association, Inc., of record in Instrument No. 20061212-0153448, 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 ☒ 6112 Blue Hole Court, 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), 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/our hands this 7th day of September, 2018.

By: _____
Deborah Bartholomew

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 Deborah Bartholomew 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of September, 2018.

_____
Notary Public: Tracey Trumphour
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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