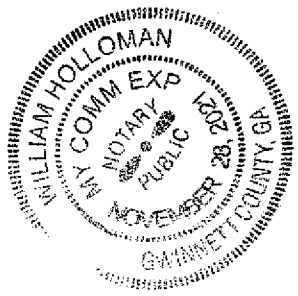
Karen Y Johnson Davidson County
Batch# 146526 DEEDWARR
09/28/2018 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20180928-0096547



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $244,900.00

Affiant

Subscribed and sworn to before me, this 27 day of Sept, 2018.

Notary Public

My commission expires: Nov 28 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Haley Ann Hebert **Dustin Grant Clark**	New Owner	**086140B12200CO**
3453 Parkwood Court		
Hermitage, TN 37076		

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

Andrew K. Preston, an unmarried man

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

Haley Ann Hebert and Dustin Grant Clark

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:

Land in Davidson County, Tennessee, being Lot No. 72, on the plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, pages 738-739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew K. Preston, an unmarried man, by Warranty Deed from Alicia M. Bartlett and husband, Terry Bartlett, dated May 27, 2011, of record in Instrument No. 20110601-0041833, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Storm Water Detention Agreement of record in Book 7107, page 408, said Register's Office.

HOA Charter of record in Book 7114, page 370, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3453 Parkwood Court, Hermitage, TN 37076.

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, their heirs and assigns forever; and we do covenant with 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 in 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.

Andrew K. Preston Date: 9/27/18

_____ Date: _____

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, a Notary Public of said County and State, Andrew K. Preston, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of September, 2018.

NOTARY PUBLIC **William Holloman**

My Commission Expires: Nov 28 2021

WILLIAM HOLLOMAN NOTARY PUBLIC GWINNETT COUNTY, GA COMM EXP NOVEMBER 28, 2021

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022