WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 263035-2

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~Mar 17, 2021~~ 10/31/2020

(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
Kathleen M. Sanzotta	New Owner	097020A26600CO
(NAME)	(NAME)	
1914 Boxelder Aly		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 147983 DEEDWARR
10/02/2018 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20181002-0097717

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 **Jeffrey A. Jenkins, unmarried, and Dennis A. Jenkins, married, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kathleen M. Sanzotta, a single woman**, 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. 266 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat Instrument No. 20110630050230, as established by Declaration of Covenants, Conditions and Restrictions for the Village of Riverwood recorded in Instrument No. 200804080035557, Supplementary Declaration recorded in Instrument No. 201104270032201 and Amendment of record in Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jeffrey A. Jenkins, unmarried and Dennis A. Jenkins, married, as tenants in common with rights of survivorship by Warranty Deed from Robert Browning and wife, Janice Browning, dated 03/31/2017 recorded 04/03/2017, of record in Instrument No. 20170403-0032269, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Subject to all matters shown on the plat of record in Plat Instrument No. 20110630-0050230; Covenants, conditions, easements and restrictions of record in Instrument No. 20080408-0035557, Supplementary Declaration of record in Instrument No. 20110427-0032201, Amendment to Declaration of record in Instrument No. 20170906-0091483, 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; Easement Agreement of record in Book 4049, Page 395; Grant of Transmission Line Easement of record in Book 4586, Page 242; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4764, Page 324; Easement of record in Book 7621, Page 276; Easement contained in Warranty Deed of record in Instrument No. 20010604-0057541, Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001965, Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, Slope Easement Agreement of record in Instrument No. 20100108-0001968;Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651; HOA contained in Quitclaim Deed of record in Instrument No. 20100108-0001971, Instrument No. 20110427-0032200; and Restrictive Covenant for Detached Structures of record in Instrument No. 20110718-0054638, all of record 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 ☒ Aly 1914 Boxelder Alley, 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 my/our hands this 18th day of September, 2018.

By: _____ Date: 9/18/18 By: _____ Date: 9/18/18
Jeffrey A. Jenkins Dennis A. Jenkins

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 Jeffrey A. Jenkins and Dennis A. Jenkins 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 18th day of September, 2018.

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

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

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

201810020097717

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

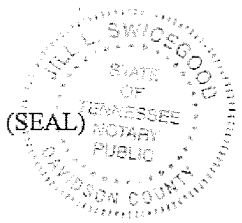
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900