WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164416 DEEDWARR
11/21/2018 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20181121-0114645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Katherine Ann Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2018.

Taylor M Conger
Notary Public

MY COMMISSION EXPIRES: 1/30/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Davidson and Katherine Collins	Andrew Davidson, et al.	086 07 0 161.00
(NAME) 1421 Market Square	(NAME) 1421 Market Square	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clayton A. Bullington and Teresa B. Bullington**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Davidson and Katherine Collins**, **as tenants in common with right of survivorship** 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. 229, Final P.U.D. Plan, Planned Unit Development, Phase 5-B, Revised, Jackson's retreat, as of record in Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same lands conveyed to Clayton A. Bullington and wife, Teresa B. Bullington from Ronald D. Henry, Jr. and wife, Mary E. Henry by Warranty Deed dated January 30, 1997 and recorded February 4, 1997 in Book 10338, Page 700, in said Register's Office for Davidson County, Tennessee.

Further known as: 1421 Market Square, Hermitage, TN 37076
Parcel Id(s): 086 07 0 161.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1421 Market Square, Hermitage, TN 37076

File Number: 1806-0460

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 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 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.

Witness our hands this 20th day of November 2018

Clayton A. Bullington

Teresa B. Bullington

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Clayton A. Bullington and Teresa B. Bullington, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2018.

Notary Public

My Commission Expires: 1/30/21

(SEAL)

TYLER MONTY CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

File Number: 1806-0460

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)