Karen Y Johnson Davidson County
Batch# 170728 DEEDWARR
12/05/2018 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20181205-0118573

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022

(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
Ryan Harbin	Ryan Harbin	
(NAME)	(NAME)	
936 Old Fountain Court		064-12-0A-936.00-C
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 David Halliburton, a married man, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Ryan Harbin and Jasmine Webb, both unmarried, 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:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 936 of Fox Run Condominiums, Section 2, as of record in Book 5200, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Halliburton and wife, M. Gayle Halliburton by Warranty Deed dated 05/19/2011 from Barbara and Mike Eller, Trustees of the Irrevocable Support and pour over Trust of Lorene Carter, dated December 26, 2009 with full power to sell transfer and convey of record in Instrument 201106020042061, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David L. Halliburton, a married man by Warranty Deed dated 07/28/2017 from Thomas E. Halliburton and wife, M. Gayle Halliburton of record in Instrument 20170801-0078207 and re-recorded in Instrument Number 20170802-0078861, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Plat at Book 5200, Page 148, said Register's Office. Master Deed of record in Book 5535, Page 713, said Register's Office. Master Deed of record in Book 5895, Page 516, said Register's Office. By-Laws of record in Book 4956, Page 590, said Register's Office. Said By-Laws were amended of record in Book 5548, Page 852, said Register's Office. Said By-Laws were amended of record in Book 5896, Page 1, said Register's Office. Said By-Laws were amended of record in Instrument 201206200053936, said Register's Office. Durable General Power of Attorney of record in Instrument 201105170037825, said Register's Office.

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 ☒ 936 Old Fountain Court, 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.

Effective the 30th day of November, 2018.

David Halliburton

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 David Halliburton, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2018.

Notary Public:
My Commission Expires: 5.17.[illegible]21

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

201812050118573

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/01/2022

Notary's Seal:

