WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170853 **DEEDWARR**
12/05/2018 03:30:45 PM 2 pgs
Fees: $13.00 Taxes: $606.80

20181205-0118753

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(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
Kimaria Gordon	CMG FINANCIAL	163-04-0A-119
(NAME)	(NAME)	
3001 Hamilton Church Road, Unit 119	3160 CROW CANYON RD, STE 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAN RAMON, CA 94583	
(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, Debra Hartley, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kimaria Gordon, 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:

Land in Davidson County, Tennessee, being Unit No. 119 on the Plan of Hamilton Crossing Townhomes, Phase Two as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, in Instrument No. 20050310-0026734, in Instrument No. 20050701-0075731 and Bylaws of record in Instrument No. 20040212-0016946, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Debra Hartley, an unmarried woman by Warranty Deed from Linda M. Williams, unmarried, dated 07/15/2015, recorded 07/23/2015, of record in Instrument No. 20150723-0072337, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING;

Taxes for 2019 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Instrument No. 20040212-0016945, Amendment to Declaration of record in Instrument No. 20050310-0026734, Amendment of record in Instrument No. 20050701-0075731, By-Laws of the Hamilton Crossing Townhomes Owners Association, Inc., of record in Instrument No. 20040212-0016946, in the Register's Office for Davidson County, Tennessee.
Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and through the Electric Power Board of said Government of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Public Utility Easement Water & Sewer Mains and Appurtenances of record in Instrument No. 20060120-0007573, in the Register's Office for Davidson

County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.
Amendment to Hamilton Crossing Townhomes a Planned Unit Development of record in Instrument No. 20040226-0022076, 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 ☒ 3001 Hamilton Church Road, Unit 119, 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.

Effective the 4th day of December, 2018 .

Debra Hartley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Hartley, 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 4th day of December, 2018.

Notary Public:
My Commission Expires: 8/15/22

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027