WARRANTY DEED



Karen Y Johnson Davidson County
Batch# 171323 DEEDWARR
12/06/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $567.95
20181206-0119220

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(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
Elizabeth Goodloe		162-01-0B-079.00
(NAME)	(NAME)	
466 Claircrest Drive	← Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 Elizabeth L. Thompson, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Elizabeth Goodloe, 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 Lot 79 on the Plan of Clairmont, Phase Four, P.U.D., of record in Plat Book 6200, Page 393, amended in Book 6050, Page 424, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth L. Thompson by Warranty Deed from Alicia Grace Parra, a single person, dated November 26, 2008 and recorded December 01, 2008 of record in Instrument No. 20081201-0116339, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6200, Page 393, amended in Plat Book 6050, Page 424, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, restrictions and easements, if any, recorded as Book 6988, Page 542; (3) 2nd Amendment recorded in Book 7269, Page 223 and Book 7891, Page 590 and Book 8027, Page 258 and Book 8027, Page 261 and Book 8027, Page 264, Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) By-Laws of Clairmont Homeowners' Association, Inc., of record in Book 6988, Page 552 and Supplement and Amendment recorded in Book 8108, Page 993 and Book 8251, Page 180, Register's Office for Davidson County, Tennessee; (5) Articles of Incorporation of Clairmont Homeowners' Association, Inc., of record in Book 6988, Page 536 and Amendment recorded in Book 7960, Page 128 and Book 8168, Page 431 and Book 8172, Page 29, Register's Office for Davidson County, Tennessee; (6) Warranty Deed to Clairmont Homeowners' Association, Inc., of record in Book 8380, Page 642, 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 ☒ 466 Claircrest Drive, 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.

Witness my/our hands this 18th day of September.

Elizabeth L. Thompson

Elizabeth L. Thompson

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 Elizabeth L. Thompson 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 18th day of September, 2018.

Tracey Trumphour

Notary Public: _____

My Commission Expires: 5.17.21

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

201812060119220

True Copy Certification

I, Tristan Jacobs, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, ~~[Name of Notary]~~ Brian Hurst, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Tristan Jacobs

Notary's Signature

My Commission Expires: 7-6-2020

Notary' Seal (if on paper)

