Karen Y Johnson Davidson County
Batch# 172780 DEEDWARR
12/11/2018 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,526.25
20181211-0120734

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-22-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-101405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Keith J. Dawson and Cheryl A. Dawson	Same As Owner	
(NAME)	(NAME)	
7172 Holt Run Drive		180-02-0A-003.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($412,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RONALD CHRISTIAN BLACK AND CHRISTY GRUNST BLACK, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH J. DAWSON AND CHERYL A. DAWSON, HUSBAND AND WIFE, 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. 3 on the Plan of Section 1, The Ridge At Stone Creek, RS10 Cluster Lot Development of record in Plat at Instrument No. 20031027-0157621, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Christian Black and Christy Grunst Black, husband and wife as joint tenants with full rights of survivorship by Warranty deed from Richard M. Tatum, Jr. and wife, Laura Suzanne Tatum of record in Instrument No. 20110607-0043699 Register's Office for Davidson County, Tennessee, dated June 06, 2011 and recorded on June 07, 2011.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 7172 Holt Run Drive, Nashville, TN 37211
(House No.) (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 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 my/our hand(s) this the 7th day of December, 2018

Ronald Christian Black by: Christy Grunst Black, his attorney-in-fact
Ronald Christian Black

Christy Grunst Black
Christy Grunst Black

STATE OF North Carolina
COUNTY OF Moore

On this the 10th day of December, 2018, before me personally appeared Christy Grunst Black to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald Christian Black and who acknowledged he/she/they executed the same as the free act and deed of the said Ronald Christian Black.

Witness my hand and official seal, this the 10th day of December, 2018.

ROSELAND LOYD NOTARY PUBLIC MOORE COUNTY, N.C.

Roseland Loyd
Notary Public

My Commission Expires: 04-04-2021

(SEAL)

STATE OF North Carolina
COUNTY OF Moore

On this the 6th day of December, 2018, before me personally appeared Christy Grunst Black, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of December, 2018.

Rosaland Loyd
Notary Public

My Commission Expires: 04-04-2021

(SEAL)

ROSALAND LOYD
NOTARY
PUBLIC
WAKE COUNTY, N. C.

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, 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: Sept 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY