WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1811004N1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,510.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-22-19

(AFFIX SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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
Kanitha Sharday Pope and Jonell Hinsey	SAME	085040A49100CO
(NAME)	(NAME)	
4300 Stone Hall Blvd.		
(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, **Meritage Homes of Tennessee, Inc., an Arizona corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kanitha Sharday Pope and Jonell Roberta Hinsey, a married couple**, hereinafter called the GRANTEE(S), 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 No. 491 on the plan of the Revision to the Final Plat, The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 2, Section 1, of record in Instrument No. 20181217-0122497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona Corporation, by Warranty Deed dated 10/25/2016, from Ravenwood Country Club, LLC and David C. Watkins, Jr. individually and as successor in interest of Ravenwood Country Club, LLC, of record in Instrument 20161026-0112982, 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 ☒ 4300 Stone Hall Blvd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 310222
Warranty Deed TN

Karen Y Johnson Davidson County
Batch# 177195 **DEEDWARR**
12/21/2018 01:16:41 PM 2 pgs
Fees: $13.00 Taxes: $1,333.89

20181221-0124472

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), 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), 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 19th day of December, 2018.

Meritage Homes of Tennessee, Inc.

By: _____
Jerry Tomberlin, Vice President of Finance

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Tomberlin with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Finance of Meritage Homes of Tennessee, Inc., an Arizona corporation the within named bargainor, and corporation, and that he as such Vice President of Finance being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jerry Tomberlin as such Vice President of Finance.

Witness my hand and Official seal this 19th day of December, 2018.

_____
Notary Public:
My Commission Expires: 12/22/21

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075