WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179047 DEEDWARR
12/31/2018 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20181231-0126155

MST 2018-1633

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WB Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Dec, 2018

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

NIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julius D. Sanford and Nichole D. Sanford	Owners at property address	176-01-0A-003.00-CO
(NAME) 5048 Singing Hills Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Eric J. Puschmann and wife, Rena Puschmann,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julius D. Sanford and Nichole D. Sanford, 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, TN, BEING Lot No. 3, on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric J. Puschmann and wife, Rena Puschmann by Warranty deed from Chester Porowski of record in Instrument No. 20070521-0060685 Register's Office for Davidson County, Tennessee, dated May 04, 2007 and recorded on May 21, 2007.

FOR INFORMATION PURPOSES ONLY: 5048 Singing Hills Drive, Antioch, TN 37013

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20010216-0015077, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010814-0087812, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20010809-0085970, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20010208-0012477, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA for Common Space, Drainage and Detention Fond of record in Instrument Number 20010814-0087811, re-recorded in Instrument 20011023-0115250, in the Register's Office for Davidson County, Tennessee. Deeds granted to Metro for water mains of record in Book 8169, Page 579 and Book 8169, page 588, in the Register's Office for

Davidson County, Tennessee. Deeds granted to Metro for sewer mains of record in Book 8169, Page 564 and Book 8169, page 571, in the Register's Office for Davidson County, Tennessee. Rule and Regulations of record in Instrument Number 20011015-0111957, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5048 Singing Hills 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 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 28th DAY OF DECEMBER, 2018.

Eric J. Puschmann

Rena Puschmann

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric J. Puschmann and wife, Rena Puschmann, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2018.

Notary Public

My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

(SEAL)

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019