WARRANTY DEED

Karen Johnson Davidson County
Batch# 191441 DEEDWARR
02/04/2019 12:01:01 PM 2 pgs
Fees: $13.00 Taxes: $632.70

20190204-0010356

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,999.00

Brenda Norton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2019.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020

Notary Public
TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)
SUMNER COUNTY, TN

MY COMMISSION EXPIRES: ~~STATE OF TENNESSEE~~

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 Anne Hatmaker	Elizabeth Anne Hatmaker	135100E05500CO
(NAME)	(NAME)	
1112 Ransom Way	1112 Ransom Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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/we Tressa L. Sanford, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Elizabeth Anne Hatmaker, a single woman, 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 55, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, and further amended in Instrument 20150619-0058800, and further amended in Instrument No. 201608110083641, of record in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Tressa L. Sanford, unmarried woman by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated 03/28/2016, recorded 03/31/2016, of record in Instrument No. 20160331-0030677, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20051025-0128829, First Amendment of record in Instrument No. 20061002-0121910, Amended and Restated Declaration of record in Instrument No. 20080314-0026053, First Amendment to Amended and Restated Declaration of record in Instrument No. 20080502-0044959, Second Amendment to the Amended and Restated Declaration of record in Instrument No. 20121231-0120606 and Ratification of Amended and Restated Declaration of record in Instrument No. 20090821-0078945, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20130711-0072001, First Amendment to the Declaration of record in Instrument No. 20130719-0074970, Second Amendment to the Declaration of record in Instrument No. 20140703-0058673, Third Amendment to the Declaration of record in Instrument No. 20150619-0058800, Fourth Amendment to the Declaration of record in Instrument No. 20160811-0083641, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001213-0122751, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20010206-0011474, Instrument No.

20010206-0011475 and Instrument No. 20010724-0078014, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Villas at Ransom Park Owners' Association, Inc., of record in Instrument No. 20051025-0128823, 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 ☒ 1112 Ransom Way, Nashville, TN 37217

(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 30th day of January, 2019.

Tressa L. Sanford

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 Tressa L. Sanford, 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 30th day of January, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122