Karen Johnson Davidson County
Batch# 194007 DEEDWARR
02/11/2019 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20190211-0012642

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Feb, 2019

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

MST 2019-0032

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
McGinnis Andrew McCoy	Same as New Owner	054130B00400CO
(NAME)	(NAME)	
PO Box 461653		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90046		
(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, **Ryan Talbert,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McGinnis Andrew McCoy,** 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. 4 on the Plan of River Oaks, of record in Instrument No. 20141007-0092682, 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 Ryan Talbert by Warranty Deed from Patrick F. Gates and Chong H. Gates, husband and wife, of record in Instrument No. 20161128-0124534, Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 28, 2016.

This property is not now nor has it ever been the marital residence for the Grantor.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20141007-0092682, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140822-0076803 and Scrivener's Affidavit of record in Instrument No. 20170403-0032011, Register's Office for Davidson County, Tennessee. By-Laws of River Oaks Community Dock Association of record in Instrument No. 20150914-0093276, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20150914-0093275, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance Easement of record in Book 2152, Page 571, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8870, Page 867, in the Register's Office for Davidson County, Tennessee. Stormwater Maintenance Agreement of record in Instrument No. 20131216-0126725, in the Register's Office for Davidson County, Tennessee.

This property, known as 813 Azura Landing, Old Hickory, TN 37138
(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 8 DAY OF Feb., 2019.

Ryan Talbert

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert, 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 8 day of February, 2019.

Notary Public

My Commission Expires: 4-11-2020

(SEAL)

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020