# WARRANTY DEED

Karen Johnson Davidson County
Batch# 196230 DEEDWARR
02/19/2019 10:13:18 AM 2 pgs
Fees: $13.00 Taxes: $688.20

20190219-0014666

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF FEB., 2019.

Notary Public

MY COMMISSION EXPIRES: 10/18/22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maurice E Southall | Synovous Mortgage Corp | |
| (NAME) | (NAME) | |
| 3532 Standing Stone Drive | 800 Shades Creek Pkwy MS101 | 050060B00100CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Birmingham, AL 35209 | |
| (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, **Santwon Townsend**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maurice E Southall, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit 3532 of The Plan of HOMES AT 3532 and 3534 STANDING STONE DRIVE, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 3532 AND 3534 STANDING STONE DRIVE, of record as Instrument Number 20171031-0111554, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for am ore complete and accurate legal description.**

**FOR INFORMATION PURPOSES ONLY: 3532 Standing Stone Drive, Nashville, TN 37207**

Being the same property conveyed to Being a part of property conveyed to Santwon Townsend by virtue of that certain Warranty Deed dated February 23, 2017, and being of record at Instrument No. 20170223-0018247 in the Register's Office of Davidson County, Tennessee.

Seller warrants that above described property has never been his primary residence, and has been used for investment purposes only.

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3532 Standing Stone Dr. Nashville, TN 37207
(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 hand this 15th day of February, 2019.

**Santwon Townsend**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Santwon Townsend**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of February, 2019.

Notary Public

My Commission Expires: 11/8/22

