Karen Johnson Davidson County
Batch# 200149 DEEDWARR
02/28/2019 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20190228-0018130

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 25th DAY OF February, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan D Marsh, an unmarried man	New Owner	181070A07000CO
(NAME) 9305 Barco Road	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27th day of February, 2019, by and between **Edward Hollingsworth and Ronda Hollingsworth, husband and wife,** party of the first part and **Ryan D Marsh, an unmarried man,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 70 on the Plan of Final Plat, Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Plat Instrument No. 20171117-0118274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Hollingsworth and Ronda Hollingsworth, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated 05/04/2018 recorded 05/07/2018, of record in Instrument No. 20180507-0043241, in the Register's Office for Davidson County, Tennessee..

This property is improved property known as: 9305 Barco Road, Brentwood, TN 37027

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title.

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

EDWARD TINSLEY NOTARY EXPIRES GEORGIA July 23, 2019 PUBLIC FULTON COUNTY

EDWARD HOLLINGSWORTH

RONDA HOLLINGSWORTH

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named EDWARD HOLLINGSWORTH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of Feb, 2019

Commission expires: July 23, 2019

Notary Public

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RONDA HOLLINGSWORTH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of Feb, 2019.

Commission expires: July 23, 2019

Notary Public

EDWARD TINSLEY NOTARY EXPIRES GEORGIA July 23, 2019 PUBLIC FULTON COUNTY

EXHIBIT B

All matters shown on the plat of record in Plat Instrument No. 20171117-0118274, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in of record in Instrument No. 20171120- 0119163, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument No. 20171109-0115462, in the Register's Office for Davidson County, Tennessee.

Charter of Autumn View Homeowners Association, Inc., of record in Instrument No. 20171120-0119162, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY