WARRANTY DEED

Karen Johnson Davidson County
Batch# 202182 **DEEDWARR**
03/06/2019 09:58:15 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190306-0020314

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leah Cross	NEW OWNER	063-16-0B-197.00
(NAME)	(NAME)	
1128 Dawnwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 **Karen Lawless Mitchell, a one-half (1/2) undivided interest, as tenant in common and Kathy Lawless Franz, a one-half (1/2) undivided interest, as tenant in common**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leah Cross, 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 Lot No. 279 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyors certification of correction in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 279 fronts 65.00 feet on the southwesterly side of Dawnwood Drive and runs back 100.00 feet on the northwesterly line and 100.00 feet on the southeasterly line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Jo Anne Lawless, a single woman by Warranty Deed from Jack R. Abernathy, III and wife, Elisabeth B. Abernathy and William H. Holladay and wife, Mary W. Holladay dated June 13, 1997 and recorded June 16, 1997 of record in Book 10492, Page 674, Register's Office for Davidson County, Tennessee. The said Jo Anne Lawless died testate on 08/30/2018, devising subject property to Kathy Lawless Franz, Executrix as evidenced in File No. 18P1632, Probate Court Clerk's Office for Davidson County, Tennessee; further being the same property conveyed to Karen Lawless Mitchell (one-half (1/2) undivided interest), as tenant in common and Kathy Lawless Franz (one-half (1/2) undivided interest), as tenant in common by Executor's Quitclaim Deed from Will of Jo Anne Lawless, Kathy Lawless Franz, Executrix dated November 21, 2018 and recorded November 28, 2018 of record in Instrument No. 20181128-0115905, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-19-1128

File No.: 350074
Warranty Deed TN

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyors certification of correction in Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 7351, Page 852, First Amendment recorded as Book 7451, Page 739 and Second Amendment recorded as Book 8336, Page 393, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee; Flowage Easement recorded in Book 2247, Page 75 in the Register's Office of Davidson County, Tennessee; Easement recorded in Book 7460, Page 930 and Book 7489, Page 515 and Book 8007, Page 235 in the Register's Office of Davidson County, Tennessee; Quitclaim Deed to Hampton Park Homeowners Association (formerly Chitwood Downs Homeowners Association) recorded as Book 8207, Page 276 Register's Office for Davidson County, Tennessee; Warranty Deed to Hampton Park Homeowners Association recorded as Book 8951, Page 797 Register's Office for Davidson County, Tennessee; Charter of Chitwood Downs Homeowners Association recorded as Book 7431, Page 204 Register's Office for Davidson County, Tennessee; Charter of Hampton Park Homeowners Association recorded as Book 8517, Page 762 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 ☒ 1128 Dawnwood Drive, 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 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 26th day of February, 2019.

Karen Lawless Mitchell

Karen Lawless Mitchell

Kathy Lawless Franz

Kathy Lawless Franz

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 Karen Lawless Mitchell and Kathy Lawless Franz, 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 26th day of February, 2019.

Notary Public:

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY