| **WARRANTY DEED** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br>The actual consideration or value for this transfer, whichever is greater, is $ 405,000.00<br>Diedra A. Walker<br>Affiant<br>Subscribed and sworn to me, this the 8th day of March, 2019.<br>Notary Public<br>My commission expires: 11/08/22 |
|---|---|
| *This instrument prepared by:*<br>Christopher J. Thornton, P.C.<br>1061 Cresthaven Road<br>Memphis, TN 38119<br>901-758-2580<br>Cartus File #3011721<br><br>*Return to:* | |
| **Property Address:**<br>2588 Hessey Pass<br>MT. JULIET, TN 37122 | **Parcel ID:**<br>110-03-0A-085.00-CO |
| **Property owner:**<br>Terry Lee Douglas<br>Dawn Douglas | **Mail tax bills to:**<br>New Owner |

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INDENTURE** is made effective the 25th day of January, 2019, by **Natalie A. Head, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to Terry Lee Douglas and Dawn Douglas, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Plat, Phase 3, Lakeside Meadows, A Cluster Lot Development of record in Plat at Instrument No. 20150406-0029421, 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 Natalie A. Head, unmarried by Warranty deed from Frank Batson Homes, Inc of record in Instrument No. 20151104-0112385 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 4, 2015.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record as Instrument Number 20150406-0029421; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080731-0078498, as amended in Instrument No. 20110927-0074551; Charter for Lakeside Meadows HOA of record in Instrument Number 20070320-0033988; Quitclaim Deed to HOA of record in Instrument Number 20161103-0116578, 201611-03-0116579, 20161103-0116580, 20161103-0116581 and 20161103-0116582; Soil Absorbtion Letter of record in Book 6431, Page 609; Right of Use of Spring of record in Book 1001, Page 112; Stormwater Detention Agreement of record in Instrument Number 20070112-0005324; Inspection and Maintenance Agreement of record in Instrument Number 20071226-0146916; Dedication of Easement and Maintenance Agreement of record in Instrument Number 20150814-0081547, all in the Register's Office for Davidson County, Tennessee.

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

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

Karen Johnson Davidson County
Batch# 204499 **DEEDWARR**
03/11/2019 02:50:02 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20190311-0022132

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WHEREOF**, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Natalie A. Head

STATE OF TN )
COUNTY OF Wilson )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Natalie A. Head**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Wilson County, this the 25 day of January, 20 19

Carin A. Koop
NOTARY PUBLIC

My Commission Expires: 3-4-19

CARIN A. KOOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This deed is prepared with information provided by Stelltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.