Karen Johnson Davidson County
Batch# 207664 DEEDWARR
03/19/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20190319-0025071

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Affiant

MEAGHAN G. SPRUILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 08/30/2021
File No. G19-4338

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Benise Nwaibe (NAME)	Legacy Home Loans, LLC (NAME)	174-11-A-446 CO
2592 Kanlow Drive (STREET ADDRESS)	4004 Hillsboro Pike, Ste 246B (STREET ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Matthew J. Devries, unmarried and Courtney M. Devries, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benise Nwaibe, a married woman**, 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 all of Lot No. 278, Cane Ridge Farms, Phase VI, Section 2, according to plat appearing of record in Instrument No. 20060216-0018813 & 200605831-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more details of location and description of said lot.

Being the same property conveyed to Matthew J. Devries and wife, Courtney M. Devries by Deed dated July 21, 2006 from Signature Partnership, LLC, a TN Limited Liability Company, recorded August 3, 2006, in Instrument Number 20060803-0094326, in the Official Records of Davidson County, Tennessee. The plat and subdivision were corrected in Scrivener's Affidavit by Instrument No. 20060919-0116065, said Register's Office. The said Matthew J. Devries and Courtney M. Devries having since divorced.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Restrictions as recorded in Instrument Nos. 20000905-0087103, 20001204-0119093. 20010815-0088370, 20040319-0031603, 20041102-0131848, 20060112-0004819, 20100526-0040558, 20101228-0102708, 20120524-0045182, 20120604-0048269, 20160601-0055259, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20060216-0018813 and 20060531-0063598, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20010815-0088360 and 20041210-0147105, Register's Office for Davidson County, Tennessee.

5. Common area conveyed to HOA in Instrument No. 20010815-0088361 and 20110128-0007971, Davidson County Register of Deeds.

6. Subject to Transmission Line Easements in Book 4428, page 565 and Book 4420, page 36, Register's Office of Davidson County Register of Deeds.

7. Subject to Stormwater Detention Agreement in Instrument No. 20050413-0041341, Register's Office of Davidson County Register of Deeds.

8. Easements to United Telephone Co. in Instrument No. 20020123-009340 and 20060607-0067535, Register's Office of Davidson County Register of Deeds.

9. Dedication of Easement for water mains, access road, powerlines and appurtenances in Book 5078, page 476, Register's Office of Davidson County Register of Deeds.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2592 Kanlow Drive, Nashville, TN 37013.

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. Whenever 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 18th day of March, 2019.

x Courtney M Devries
Courtney M. Devries

x
Matthew J. Devries

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2019, before me personally appeared Courtney M Devries and Matthew J Devries, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of March, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019