Karen Johnson Davidson County
Batch# 209330 DEEDWARR
03/25/2019 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20190325-0026615

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George McKinley Howard and spouse Troy Dunbar	First Community Mortgage	Map: 08612001600
(NAME) 441 Rockwood Dr.	(NAME) 275 Robert Rose Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINE THOUSAND AND NO/100 DOLLARS ($209,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CNK, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE MCKINLEY HOWARD AND SPOUSE TROY DUNBAR,

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 Lot No. 13, on the Plan of Section Three, Hermitage Woods, of record in Plat Book 5050, Page 109-110, 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 part of the same property conveyed to CNK, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens), married, of record in Instrument No. 20140728-0066530, dated July 24, 2014, Register's Office for said County. See also deed of record in Instrument No. 20120720-0064066, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5050, Page 109 & 110, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5211, Page 812, and amended in Book 5239, Page 850, and Book 6145, Page 135, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 441 Rockwood Dr., Hermitage, TN 37076
(House No.) (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 our hands this 22nd day of March, 2019.

CNK, LLC

BY: _____
James J. Stevens
Member

BY: _____
Mary Elizabeth Stevens
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

**and Mary Elizabeth Stevens

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James J. Stevens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Members respectively of CNK, LLC the within named bargainer, and that he/she as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of March, 2019.

My Commission Expires: 5.2.22

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.