Karen Johnson Davidson County
Batch# 212508 DEEDWARR
04/02/2019 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20190402-0029414

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 373845

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2019-0352

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merrill Allen McGuffee and Jan McGuffee	New Owner	098-06-0A-200.00-CO
(NAME)	(NAME)	
2141 Bluejay Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Clarence Lee Altieri, Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Merrill Allen McGuffee and Jan McGuffee, husband and wife,** 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. 180 on the Plan of Final Plat of Phase Two, Section B, Bridgewater, A Planned Unit Development of record in Plat at Instrument No. 20080422-0040985, 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 Clarence Lee Altieri, Jr. by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession of record in Instrument No. 20081118-0113675 Register's Office for Davidson County, Tennessee, dated November 13, 2008 and recorded on November 18, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20080422-0040985, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043 amended in Instrument No. 20051122-0141076, Instrument No. 20190122-0006133, Register's Office for Davidson County, Tennessee. Charter for Bridgewater HOA of record in Instrument Number 20060223-0021110, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Instrument Number 20091110-0103837, in the Register's Office for Davidson County, Tennessee. TVA line easement of record in Book 1291, Page 99 and Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20050222-0019150, in the Register's Office for Davidson County, Tennessee. Sanitary sewer easement of record in Instrument Number 20030827-0124253, in the Register's Office for Davidson County,

Tennessee. Open Space Maintenance Agreement of record in Instrument Number 20051024-0128043, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2141 Bluejay Court, Hermitage, TN 37076
(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 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 my/our hand(s) this 28 DAY OF MARCH, 2019.

Clarence Lee Altieri, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence Lee Altieri, Jr., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of March, 2019.

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee
(SEAL)
Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

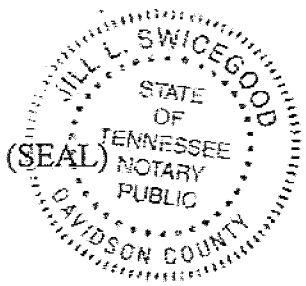
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: July 9, 2022

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