Karen Johnson Davidson County
Batch# 212874 DEEDWARR
04/02/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190402-0029642

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-24-2019

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. McMillan	SWBC Mortgage Corp.	064-09-0A-030.00- CO
(NAME)	(NAME)	
4428 S Trace Blvd	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Antonio, TX 78216	
(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 Ewellonda R. Rowley, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William C. McMillan, single man, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 4428 of Southfork Condominiums Phase Two, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, Register's Office for Davidson County, Tennessee, as amended and made applicable to Phase Two by First Amendment to Master Deed of record in Book 6994, page 447, and further amended in Instrument No. 20020327-0037726, said Register's Office. Said unit being depicted on the Plan of Southfork Condominiums Phase Two, as attached as Exhibit "B" to the aforementioned First Amendment to Master Deed, and also being a part of the property shown on the Plan of Southfork Section Two, of record in Plat Book 6250, page 386, said Register's Office, all to which reference is hereby made for a more complete description.

Being the Same property conveyed to Ewellonda R. Rowley, unmarried by Warranty Deed from Barry Construction Co., a Tennessee corporation, dated June 26, 2009 and recorded July 02, 2009 of record in Instrument No. 20090702-0061651, 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 ☒ 4428 S Trace Blvd, 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 21st day of March, 2019.

Ewellonda R. Rowley

State of Alabama
County of Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ewellonda R. Rowley, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2019.

Notary Public:
My Commission Expires:

STATE OF NOTARY PUBLIC
DEBRA PEYER REYNOLDS
My Commission Expires
July 10, 2022

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019