WARRANTY DEED

Karen Johnson Davidson County
Batch# 216322 DEEDWARR
04/10/2019 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20190410-0032863

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Giles C. Ennis	Giles C. Ennis	
(NAME) 2680 Harshaw Rd.	(NAME) 2680 Harshaw Rd.	097020A33200CO
(ADDRESS) Murphy, NC 28906	(ADDRESS) Murphy, NC 28906	
(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 Lauren M. Owen, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Giles C. Ennis and Pamela A. Ennis, husband and wife**, hereinafter called the GRANTEE(S), their 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. 332 on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren M. Owen, unmarried by Warranty Deed from Beazer Homes Corp., Tennessee Corporation, dated August 27, 2013 and recorded August 30, 2013 of record in Instrument No. 20130830-0091978, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20130405-0033853, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201304100035425, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 200804080035557 and Supplement recorded as Instrument No. 201104270032201, Instrument No. 201404240034615 and Amended Recorded as Instrument No. 201709060091483, in the Register's Office for Davidson County, Tennessee. Storm Water Drainage Easement Agreement of record in Instrument No: 20051219-0152202 and Instrument No. 20100108-0001965, in the Register's Office for Davidson County, Tennessee. Declaration of Easement for Villages of Riverwood in Instrument No: 20081209-0118828, in the Register's Office for Davidson County, Tennessee. Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and Pumping Station Easement in Instrument No: 20051219-0152201, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No: 20070713-0083651, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to The Villages of Riverwood Homeowners Association, Inc., Recorded as Instrument No. 20170621-0062250, in the 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 ☒ 1205 Riverbrook Drive, 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 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 3rd day of April, 2019.

Lauren M. Owen

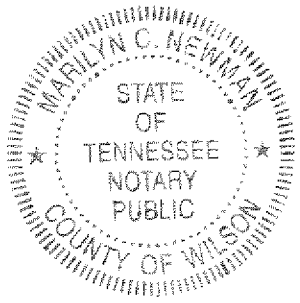
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren M. Owen, 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 3rd day of April, 2019.

Notary Public:
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

