Karen Johnson Davidson County
Batch# 222244 DEEDWARR
04/26/2019 10:14:38 AM 2 pgs
Fees: $13.00 Taxes: $1,368.96

20190426-0038551

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $369,990.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2019.

Notary Public

My commission expires: 9-6-22

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Brandon Wright**<br>**John David Sturgill** | **New Owner** | **Map/Parcel: 110-03-0-A-127.00CO** |
| **2752 Alvin Sperry Pass** | | |
| **Mount Juliet, TN 37122** | | |

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 HEREBY ACKNOWLEDGED, WE,

**Brycen D. Joyce and Victoria R. Joyce, husband and wife**

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

**Brandon Kyle Wright, an unmarried man and John David Sturgill, an unmarried man, as joint tenants with right of survivorship**

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. 127, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument No. 20150406-0029421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brycen D. Joyce and Victoria R. Joyce, husband and wife, by Special Warranty Deed, from The Jones Company of Tennessee, LLC, dated September 17, 2015 of record in Instrument No. 20150918-0095035, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Instrument No. 20150406-0029421, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20080731-0078498, amended in Instrument No. 20110927-0074551, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20070320-0033988, Register's Office for DAVIDSON County, Tennessee.
Soil Absorption Letter of record in Book 6431, Page 609, Register's Office for DAVIDSON County, Tennessee.
Right of Use of Spring of record in Book 1001, Page 112, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20070112-0005324, Register's Office for DAVIDSON County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20071226-0146916, Register's Office for DAVIDSON County, Tennessee.
Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress & Egress of record in Instrument No. 20150812-0080838, Register's Office for DAVIDSON County, Tennessee.

Deed if common areas to HOA of record in Instrument No. 20161103-0116578, Instrument No. 20161103-0116579, Instrument No. 20161103-0116580, Instrument No. 20161103-0116581 and Instrument No. 20161103-0116582, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2752 Alvin Sperry Pass, Mount Juliet, TN 37122.

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 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 25th day of April, 2019.

Brycen D. Joyce

Victoria R. Joyce

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Brycen D. Joyce and Victoria R. Joyce, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2019.

RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **190181JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**