WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMI BERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 225261 DEEDWARR
05/02/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.43
20190502-0041205

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
Josephine T. King Staples	Bank of America, NA	176010A04700CO
(NAME)	(NAME)	
6865 Hickory Rim Court	Attn Enterprise Closing Protection Governance MS TX 2 981 03 21, 7105 Corporate Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plano, TX 75024	
(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 **Brandon Rolland, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Josephine T. King Staples, an unmarried woman and Dana E. Diggs, an unmarried woman, as tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/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 47 on the Plan of Final Plat of The Estates of Hickory Woods, of record in Plat at Instrument No. 20010412-0036163, 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 Brandon Jeremy Rolland and Kiah Marye Rolland, husband and wife by Warranty Deed from Elisabeth M. Jacker, unmarried, dated July 08, 2016 and recorded July 11, 2016 of record in Instrument No. 20160711-0070936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mr. Brandon Rolland by Quitclaim Deed from Mrs. Kiah Rolland, a married female, dated May 03, 2018 and recorded May 03, 2018 of record in Instrument No. 20180503-0042294, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat at Instrument No. 20010412-0036163; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20010814-0087812, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement recorded in

Book 8169, Page 588, Book 8169, Page 564, Book 8169, Page 571 and Book 8169, Page 579; Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20010208-0012477; By-Laws of Hickory Woods Homeowners Association, recorded as Book 7932, Page 648; Quitclaim Deed to The Estates of Hickory Hills Homeowners Association, Inc., recorded as Instrument No. 20010814-0087811 and re-recorded as Instrument No. 20011023-0115250; Charter of The Estates of Hickory Hills Homeowners Association, Inc., recorded as Instrument No. 20010809-0085970; and Charter of Hickory Woods Homeowners Association, recorded as Book 7857, Page 87 and rerecorded as Book 7876, Page 67, all of record 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 ☒ 6865 Hickory Rim Court, Antioch, TN 37013

(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 30th day of April, 2019.

By: _____
Brandon Rolland

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 Brandon Rolland, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2019.

_____
Notary Public:
My Commission Expires: 2/22/20

KIMIE PERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
FEBRUARY 22, 2020
COUNTY OF WILSON

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

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

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 Jill Simmons 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 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

