Karen Johnson Davidson County
Batch# 233507 DEEDWARR
05/23/2019 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190523-0048882

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 20, 2023
(AFFIX SEAL)

Y-TC-19-800

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven H. Cagle and Rebecca S. Cagle	First Bank	
(NAME)	(NAME)	
800 Holt Grove Court	318 Seaboard Ln, Ste 205	**180-03-0A-085.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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 consideration, the receipt of which is hereby acknowledged, **KENNETH C. SORRELL AND MARY HURT SORRELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN H. CAGLE AND REBECCA S. CAGLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Section 2B, Stone Creek Park of record in Plat Book 9700, Page (s) 793 and 794, 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 Kenneth C. Sorrell and Mary Hurt Sorrell by Quitclaim deed from Kenneth C. Sorrell and Mary Hurt Stafford, n/k/a Mary Hurt Sorrell, husband and wife of record in Instrument No. 20150904-0090259, Register's Office for Davidson County, Tennessee, dated August 22,. 2015 and recorded on September 04, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 793 and 794, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of Stone Creek Park of record in Book 9700, page 266, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10324, Page 365, amended in Instrument No. 20010719-0076875, as supplemented in Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10951, Page 704, in the Register's Office for Davidson County, Tennessee.
- Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Open Space/Common Area to HOA of record in Instrument Number 20040719-0085622, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **800 Holt Grove Court, Nashville, Tennessee 37211**.

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), their heirs and 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), 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.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 413024

Witness my/our hand(s) this the 22nd DAY OF MAY, 2019.

Kenneth C. Sorrell

Mary Hurt Sorrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH C. SORRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY HURT SORRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

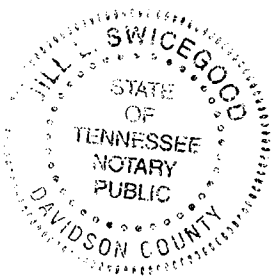
Stewart Title Company

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 Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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