BOX #14

G#31938-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 238210 DEEDWARR
06/04/2019 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20190604-0052882

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$580,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2019.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert A. Morford and Margaret Morford	**"New Owners"**	**160-11-0-A-061-00-CO**
108 Bridlington Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Becky A. St. John, an unmarried woman

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

Robert A. Morford and wife, Margaret Morford

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. 61 on the Plan of Hemmingwood, Phases II, III and IV, of record in Book 6900, Pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Randolph C. St. John and wife, Becky A. St. John, by Warranty Deed dated May 29, 2001, from Roy T. Goodwin and wife, Betty A. Goodwin, of record in Instrument No. 20010601-0057246, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Becky A. St. John by Quitclaim Deed dated February 2, 2004, from Randolph C. St. John, of record in Instrument No. 20040202-0012374, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 6, 7 and 8, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Plat of record in Book 6200, Page 353, Register's Office for Davidson County, Tennessee;

3) Storm Water Detention Agreement of record in Book 6728, Page 673, Register's Office for Davidson County, Tennessee;

4) Conveyance of common area to Hemmingwood Home Owners Association, Inc., of record in Book 6962, Page 404, and as re-recorded in Book 7207, Page 84, said Register's Office;

5) Declaration of Covenants, Conditions and Restrictions of Hemmingwood, formerly known as Heritage Heights, of record in Book 6730, Page 329, amended in Book 6892, Page 540, in Book 6925, Page 268, in Book 6948, Page

268, amended in Book 7269, Page 387, in Book 7474, Page 205, and further amended in Instrument No. 20130619-0062819, Register's Office for Davidson County, Tennessee;

6) Charter of Hemmingwood, formerly known as Heritage Heights, of record in Book 6704, Page 373, amended in Book 6936, Page 893, amended 7496, Page 163, in Book 8762, Page 169, and further amended in Instrument No. 20160308-0022181, in Instrument No. 20160308-0022182, and in Instrument No. 20171030-0110764, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **108 Bridlington Lane, Brentwood, TN 37027**.

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 **30th** day of **May, 2019.**

Becky A. St. John

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Becky A. St. John, an unmarried woman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2019.**

Notary Public

My Commission Expires: 1/17/21

