Karen Johnson Davidson County
Batch# 238713 DEEDWARR
06/04/2019 03:07:30 PM 6 pgs
Fees: $33.00 Taxes: $1,213.60
20190604-0053330

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $328,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2019.

Notary Public
My Commission Expires: 5/25/22

MARTHA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Charlie Head and Jeanine Head	961 Century Oak Drive	Owner	180-04-0A-128.00-CO
961 Century Oak Drive			
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, We, **SUSAN M. COTNER, DAVID T. LIGGETT and JOHN COTNER, the sole heirs of Rollin K. Liggett, deceased** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **CHARLIE HEAD and JEANINE HEAD, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Two, Highland Creek RS10 Subdivision W/Cluster Lot Option of record in Plat at Instrument No. 20030424-0055118, 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 Rollin K. Liggett and wife, Dolores Liggett by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20050104-0000821 Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on January 04, 2005. The said Dolores Liggett having died April 26, 2011 leaving Rollin K. Liggett as the surviving tenant by the entirety. The said Rollin K. Liggett having died August 2, 2018 and his estate being administered in

the Davidson County Probate Court under docket number 18P-2099.

Grantors hereby represent and warrant that the property herein does not constitute the homestead or principal residence of any of the Grantors.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
All matters shown on the Plan of record as Instrument Number 20030424-0055118 and by surveyor's certificate of correction of record in Instrument No. 20050310-0026513, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 200004130037474, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.
Conveyance of open space of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10569, Page 732 and Book 10419, Page 516, Register's Office for Davidson County, Tennessee.
Rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29 day of May, 2019.

Susan M. Cotner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Susan Cotner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29 day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 12-29-20

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

David T. Liggett

STATE OF ~~TENNESSEE~~ Ohio)
COUNTY OF Summit)

Personally appeared before me, Barbara J. Reese, the undersigned, a Notary Public, in and for said State and County, **David T. Liggett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Barberton, Ohio, ~~Tennessee~~, this the 28th day of May, 2019.

NOTARIAL SEAL
STATE OF OHIO
BARBARA J REESE
NOTARY PUBLIC - OHIO
COUNTY OF SUMMIT
MY COMMISSION EXPIRES 11-28-21

Barbara J Reese
NOTARY PUBLIC
My Commission Expires: 11-28-21

John. Cotner

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Personally appeared before me, John Cotner, the undersigned, a Notary Public, in and for said State and County, **John Cotner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Key Bank, Ohio, this the 25 day of May, 2019.

NOTARIAL SEAL
STATE OF OHIO

MOLLY J. ESPERSEN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 10/19/2022

NOTARY PUBLIC
My Commission Expires: 10-19-2022

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D Vadner a notary public for this county and state, Martha Brown who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-17-23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY