Karen Johnson Davidson County
Batch# 244627 DEEDWARR
06/18/2019 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20190618-0058332

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Vonda Lockwood
Affiant

Subscribed and sworn to before me, this 11th day of June, 2019.

Rosita C Hailey
Notary Public

My commission expires: 03/08/2022

ROSITA C. HAILEY
Notary Public
State of Oklahoma
Commission #10001879
My Comm. Expires 3/8/2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine B. Boyd	New Owner	**043100C02000CO**
216 Jenna Lee Circle		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Vonda Lockwood, a single person

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

Katherine B. Boyd, a single woman

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 Unit No. 20 on the plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vonda Lockwood, by Warranty Deed from KVR Homes, LLC, dated August 28, 2018, of record in Instrument No. 20180829-0085874, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20070213-0018434, said Register's Office.

Bylaws of record in Instrument No. 20161006-0106099, as corrected by Scrivener's Affidavit of record in Instrument No. 20180904-0087251, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 216 Jenna Lee Circle, Madison, TN 37115.

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, their heirs and assigns forever; and we do covenant with 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 in 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.

Vonda Lockwood Date: 6/11/19

_____ Date: _____

STATE OF Oklahoma

COUNTY OF McIntosh

Personally appeared before me, a Notary Public of said County and State, Vonda Lockwood, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2019.

ROSITA C. HAILEY
Notary Public – State of Oklahoma
Commission Number 10001879
My Commission Expires Mar 8, 2022

Rosita C Hailey
NOTARY PUBLIC

My Commission Expires: 03/08/2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)