250,000

WARRANTY DEED

Karen Johnson Davidson County
Batch# 245850 DEEDWARR
06/20/2019 08:22:12 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190620-0059310

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

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
Summer Layne Talbott	new owners	173090A65100CO
(NAME)	(NAME)	
4346 Barnes Cove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, James Hickman, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Summer Layne Talbott and Stuart Parry, wife and husband, hereinafter called the GRANTEE(S), 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 770, as shown on the map entitled Section One of Phase Eight Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Hickman, an unmarried man by Warranty Deed from Jordan Sanders, an unmarried woman, dated 09/14/2017 and 09/18/2017, of record in Instrument 201709180095444, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Instrument 200608240104608, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 200203150032826, Supplemental Declaration recorded in Instrument 200212260158458, Instrument 200603210032383, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 200203150032825, Supplemental Master Deed recorded in Instrument 200212260158459, Instrument 200603210032382, Register's Office for Davidson County, Tennessee.

File No.: 428531
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 01BR-19-4346

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Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage including terms and conditions thereof as recorded in Instrument 200109180100850, Instrument 200109180100852, Instrument 200109180100849, Instrument 200109180100851, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement record in Instrument 200206280078164, Instrument 200207220087469 and Instrument 200512130149579, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure record in Instrument 200804290043346, Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Neighborhood Association, Inc., record in Instrument 200204120045831, 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 ☒ 4346 Barnes Cove Drive, Nashville, TN 37211

(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 14th day of June, 2019.

James Hickman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hickman, 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 14th day of June, 2019.

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

Notary Public:
My Commission Expires: 8/15/19

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027