Karen Johnson Davidson County
Batch# 249633 DEEDWARR
06/27/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20190627-0062458

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Affiant

Subscribed and sworn to before me,
this 21st day of June, 2019.

Notary Public
My commission expires: 01-24-23

06-1906-77213

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erika Cobb 5140 Southfork Blvd. Old Hickory TN 37138	New Owner	063-16-0-C-036.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret E. Polk, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erika Cobb, a single person**, hereinafter called the Grantees, their successors 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. 36, on the Plan of A Planned Unit Development (Private Elements), Phase One - Section Two, Hermitage Springs Estates, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20001206-0120233; Instrument No. 20020130-0013464; Instrument No. 20031006-0147712; Instrument No. 20031031-0160338; Instrument No. 20040226-0022056; Instrument No. 20060703-0078830; Instrument No. 20060815-0100265; Instrument No. 20141208-0111982; and Instrument No. 20160921-0099328; said plan shown on Exhibit "A" to the Supplement to the Declarations of Covenants, Conditions and Restrictions for Hermitage Springs Estates of record in Instrument No. 20031031-0160338, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret E. Polk, a single person by deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated July 25, 2008, recorded July 29, 2008, of record in Instrument No. 20080729-0077413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5140 Southfork Blvd., Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 day of June, 2019.

Margaret E. Polk

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret E. Polk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21 day of June, 2019.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

