Karen Johnson Davidson County
Batch# 251182 DEEDWARR
07/01/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20190701-0064024

WARRANTY DEED

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires May 15, 2021

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF JUNE, 2019.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marva Hopkins	Wintrust Mortgage	075 16 0A 026.00
(NAME)	(NAME)	
605 Bayhill Court	124 North Charles Lindbergh Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tiffany Charles and Robert Bailey Charles, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marva Hopkins, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 62 on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Bailey Charles and Tiffany Diane Charles, husband and wife by Warranty Deed from Robert E. Lair, a single man dated May 26, 2016 and recorded May 27, 2016 as Instrument No. 20160527-0053646, in said Register's Office for Davidson County, Tennessee.

Tiffany Charles is one and the same as Tiffany Diane Charles.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 605 Bayhill Court, Hermitage, TN 37076

File Number: FRN-1904356SSO

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 our hands this 28th day of June, 2019.

Tiffany Charles

Robert Bailey Charles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tiffany Charles and Robert Bailey Charles, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2019.

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

(SEAL)

Return To: 19003506
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

File Number: FRN-1904356SSO

True Copy Certification

I, Nikki McKinney, 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.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

