Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 253724 DEEDWARR
07/08/2019 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20190708-0066231

39-B
File #19-1210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cassandra E. Petty, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelsey Boyd and husband, Eric Jones,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 15, a/k/a Unit No. 123, Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, as shown as Exhibit B, of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0013906, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Cassandra A. Petty, a single woman by deed from Marquis Homes, LLC, a Tennessee limited liability company, dated May 30, 2006, of record in Inst. No. 20060601-0064511, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to the following:

-2019 County Property Taxes are a lien not yet due and payable.
-Matters shown on the Plan of record in Inst. No. 20050517-0055768, RODC.
-Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0013906, RODC.
-Rights of others in common walls and areas.
-Easement for sewer of record in Book 4123, page 640, RODC.
-Grant easement to Comcast of record in Instrument No. 20160301-0019393, RODC.
-Easement for detached structure of record in Book 10413, page 841, RODC.

This is improved property, known as: 735 Tulip Grove Road #123, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of July, 2019.

Cassandra E. Petty

State of Tennessee)
County of Davidson)

On this 5th day of July, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cassandra E. Petty, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 231,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of July, 2019.

Notary Public

My Commission Expires: 8-27-22

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kelsey Boyd 735 Tulip Grove Road #123 Hermitage, TN 37076	Legacy Home Loans LLC 4004 Hillsboro Pike Suite 216B Nashville, TN 37215	072-12-0F-015.00

201907080066231

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

