RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-44746

WARRANTY DEED

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day June 2019.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021

(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
Steven A. Yaeger	First Bank	187-05-0-A-114.00CO
(NAME) 813 Branch Side Trail	(NAME) 318 Seaboard Ln, Ste 205	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Franklin, TN 37067	
(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/we Robert E. McAlhany and wife Geraldine McAlhany, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Steven A. Yaeger, unmarried man, hereinafter called the GRANTEE(S), his/her/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 No. 114, on the Final Plat of Burkitt Springs, Phase 2, of record in Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert E. McAlhany and wife, Geraldine McAlhany by Warranty Deed dated 05/26/2016 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201605260053298, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per Instrument 20150205-0011089, Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140110002949, as amended of record in Instrument 201509080091208, as amended of record in Instrument 201605260007545, as amended of record in Instrument 201701180005499, as amended of record in Instrument 201709250097954, Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20130514-0048379, said Register's Office.

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 ☒ 813 Branch Side Trail, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 254307 DEEDWARR
07/10/2019 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20190710-0066977
201907100066977

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 28th day June 2019.

Robert E. McAlhany

Robert E. McAlhany

Geraldine McAlhany

Geraldine McAlhany

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. McAlhany and Geraldine McAlhany, 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 28th day of June, 2019.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

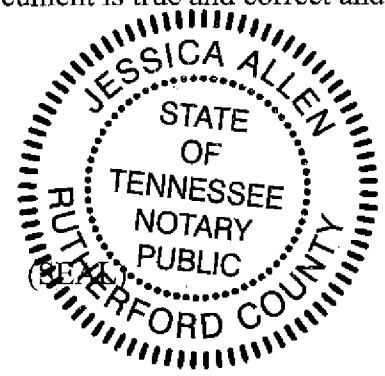
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

900