Karen Johnson Davidson County
Batch# 255889 DEEDWARR
07/11/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20190711-0067875

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Dakotah Haney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/28/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Regina Nicole Pyles	Polunsky Beitel Green	
(NAME)	(NAME)	
3020 Hidden Creek Dr.	18111 Preston Rd., Suite 900	173 16 0A 184.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Ebonnie Figgins and Sylintheus Figgins, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina Nicole Pyles and Eric Joseph Pyles, a married couple, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot(s) 6, as shown on the map entitled Hidden Creek, Phase 1, Section 2 of record in Instrument No. 20030226-0025759 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 Ebonnie M. Figgins and Sylintheus Figgins, her husband, by Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation, of record in Instrument No. 20031218-0180367, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20050202-0011942, Register's Office for Davidson County, Tennessee, Ebonnie M. Figgins and Sylintheus Figgins, her husband, conveyed their interest in said property to Ebonnie M. Figgins, married.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; Any and all matters appearing on the Plan of record in Instrument Number 20030226-0025759; Easements of record; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3020 Hidden Creek Dr., Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Sylintheus Figgins, spouse of Ebonnie Figgins, joins in signing this deed to convey any and all marital interest to the property.

Witness our hands this 27th day of June, 2019.

Ebonnie Figgins

Sylintheus Figgins

State of Tennessee

County of Rutherford

On this 27th day of June, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ebonnie Figgins and Sylintheus Figgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019