WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2019

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Sepulvado Lemoine	NEW OWNER	085-04-0-A-205.00 CO
(NAME)	(NAME)	Karen Johnson Davidson County
4824 Medalist Circle		Batch# 257894 DEEDWARR
(ADDRESS)	(ADDRESS)	07/17/2019 09:27:39 AM 2 pgs
Hermitage, TN 37076		Fees: $13.00 Taxes: $1,631.70
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190717-0069790

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael H. Childress and Alice F. Childress, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna Sepulvado Lemoine, a single person,** 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:

Land in Davidson County, Tennessee, being Lot No. 205 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D, Planned Unit Development, of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael H. Childress and Alice F. Childress, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated June 30, 2015, of record in Instrument No. 20150702-0064216, Register's Office for Davidson County, Tennessee.

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 Grantee; all matters appearing on the Plat of record in Instrument No. 20141014-0094506; restrictions of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472; Easement(s) for water line of record in Book 4212, page 147; Instrument No. 20050111-0004208 and Instrument No. 20060801-0093487; Easement for road connector of record in Instrument No. 20100106-0001301; Easement(s) for stormwater detention and maintenance of record in Instrument No. 20070730-0089806 and Instrument No. 20120730-0066771; Easement for conservation greenway of record in Instrument No. 20011024-0116237; Easement for ingress/egress for pedestrians and vehicles of record in Book 7292, page 968; Matters shown in Instrument No. 20050111-0004208, Instrument No. 20060801-0093487 and Instrument No. 20130905-0093414; Easement for right of way and road construction of record in Instrument No. 20090421-0036252; Sanitary sewers/ storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20140821-0076185; all of record in the Register's Office for Williamson County, Tennessee.

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unimproved ☐

This is improved ☑ property, known as 4824 Medalist Circle, Hermitage, TN 37076

(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.

Witness our hands this 10th day of July, 2019.

Michael H. Childress

Alice F. Childress

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, Michael H. Childress and Alice F. Childress, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 10th day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29731

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023