WARRANTY DEED

Karen Johnson Davidson County
Batch# 260375 DEEDWARR
07/22/2019 02:11:36 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190722-0071745

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MST 2019-1033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: 3/1/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry White	New Owner	173160A25700CO
(NAME)	(NAME)	
3969 Stephens Ridge Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Brandon Massey, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry M. White and Carmen R. White, husband and wife,** 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 No. 123 on the Plan of Final Plat of Hidden Creek, Phase 4, Section 2 of record in Plat at Instrument No. 20060627-076909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Massey and Marla Massey, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20070829-0103494 Register's Office for Davidson County, Tennessee, dated August 24, 2007 and recorded on August 29, 2007.

Being the same property conveyed to Brandon Massey by Quitclaim deed from Marla Massey of record in Instrument No. 20190123-0006671 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on January 03, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060627-076909, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, as amended in Instrument No. 20030313-0033781; Instrument No. 20050308-0025065, supplemented in Instrument No. 20060828-0105538 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee. HOA Rules and Regulations of record in Instrument Number 20190102-0000313, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument Number 20030303-0027389 and Instrument No. 20090808-0084136, in the Register's Office for Davidson County, Tennessee. Charter of Hidden Creek Homeowner's Association of record in Instrument Number 20030303-0027388 and Instrument No. 20081230-0123265, in the Register's Office for Davidson County,

Tennessee. Quitclaim Deed for common areas to Hidden Creek Homeowner's Association of record in Instrument Number 20060828-0105539, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20020320-0034487, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3969 Stephens Ridge Way, 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.

Witness my/our hand(s) this 16th DAY OF JULY, 2019.

Brandon Massey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Massey, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of July, 2019.

Notary Public

My Commission ~~Expires~~: 7-11-2020

