Karen Johnson Davidson County
Batch# 261102 DEEDWARR
07/23/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20190723-0072381

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. ACKERMAN & CAROL ACKERMAN	New Owner	**053-09-0B-091.00 CO**
(NAME) **1768 CUMBERLAND STATION BLVD.**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, HILLARY FOX, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. ACKERMAN AND CAROL ACKERMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 36 on the Plan of Cumberland Station at Wilson Camp, Section Three, of record in Instrument No. 20031006-0146888, 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 Hillary Fox, an unmarried person, from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation, by Special Warranty Deed dated January 30, 2015, of record in Instrument No. 20150202-0009560, said Register's Office.

This conveyance is subject to matters on the Plan of record in Instrument No. 20031006-0146888; Charter of record in Instrument No. 20011017-0113082; Open Space of record in Instrument No. 20031030-0159797;. Easements of record in Instrument No. 20011015-0112096 and Instrument No. 20030512-0063102; Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Instrument No 20011015-0112096, Instrument No. 20020919-0114055, Instrument No. 20031030-0159798, Instrument No. 20031030-0159799, Instrument No. 20061024-0131768, and Special Assessment of record in Instrument No. 20011015-0112096; and. Restrictions of record in Book 10585, Page 496, said Register's Office.

unimproved ( )
This is improved(X) property, known as **1768 CUMBERLAND STATION BLVD.,MADISON, TN 37115**
(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 hand this 19th day of July, 2019.

HILLARY FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HILLARY FOX,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of July, 2019.

My commission expires: **May 2, 2022**

Notary Public



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

