Karen Johnson Davidson County
Batch# 262472 DEEDWARR
07/26/2019 09:18:04 AM 2 pgs
Fees: $13.00 Taxes: $1,342.73

20190726-0073584

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $362,900.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2019.

Notary Public

My commission expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel S. Shivener **Allison E. Shivener**	SAME	**173090A72600CO**
4321 Barnes Cove Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Charles L. Honeycutt and wife, Jennifer A. Honeycutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel S. Shivener and Allison E. Shivener, 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. 599, as shown on the Plan of Section Two, Phase Eight, Lenox Village, of record as Instrument no. 20070413-0044640, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Honeycutt, married, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 19, 2007, of record in Instrument No. 20071023-0125106, Register's Office for Davidson County, Tennessee. Charles L. Honeycutt, conveyed subject property to Charles L. Honeycutt and wife, Jennifer A. Honeycutt, by Quitclaim Deed, dated January 30, 2013, of record in Instrument No. 20130219-0016442, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060321-0032382, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20060321-0032383, said Register's Office.

HOA Charter of record in Instrument No. 20010412-0045831, said Register's Office.

Easements of record in Instrument No. 20010918-0100850, Instrument No. 20010918-0100852, Instrument No. 20020722-0087469, Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20020628-0078164, Instrument No. 20051213-0149579, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4321 Barnes Cove Drive, Nashville, TN 37211.

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 in 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.

_____ Date: 7-19-19
Charles L. Honeycutt

Jennifer A. Honeycutt _____ Date: 7-19-19
Jennifer A. Honeycutt

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Charles L. Honeycutt and Jennifer A. Honeycutt, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this 19TH day of JULY, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22