Karen Johnson Davidson County
Batch# 263587 DEEDWARR
07/29/2019 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $854.70
20190729-0074495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Tara Janee Sutherlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2019.

Kellie Holloway
Notary Public

MY COMMISSION EXPIRES: 8/16/20
(AFFIX SEAL)

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-20

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0559

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tara Janee Sutherlin, a single woman	SWBC Mortgage Corp.	Map: 151100A30500CO
(NAME) 7089 S Hampton Blvd	(NAME) 9311 San Pedro # 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-ONE THOUSAND AND NO/100 DOLLARS ($231,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES C. BLAZER, AN UNMARRIED MAN,

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

TARA JANEE SUTHERLIN, A SINGLE WOMAN,

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. 230, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record as Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
A Scriverners Affidavit was recorded in Instrument Number 20180502-0041596, Reigster's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Blazer, an unmarried man, by deed from Michael D. Hewitt and wife, Jullian A. Hewitt, of record in Instrument No. 20180508-0043971, dated May 7, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument Number 20030707-0093205, said Register's Office.

Ingress and Egress to cemetary of record in Book 1101, Page 457 and Book 1115, Page 302, said Register's Office.

Grant of Easeement of record in Instrument Number 20000906-0088271 and Instrument Number 20000906-0088272, said Register's Office.

TVA Line Easement of record in Book 2338, Page 406, Book 4446, Page 423 and Book 4535, Page 351, said Register's Office.

Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, said Register's Office.

Sanitary Sewer Easement of record in Instrument Number 20001030-0107415, said Register's Office.

QCD of common areas to HOA in Instrument Number 20010531-0056383, said Register's Office.

Charter for Homeowner's Association of record in Instrument Number 20010531-0056381, said Register's Office.

Water Main Easement of record in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Insrument Number 20010531-0056382, amended in Instrument Number 20031111-0164945, Instrument Number 20041022-0127537, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7089 S Hampton Blvd, Antioch, TN 37013
(House No.) (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 26th day of July, 2019.

James C. Blazer

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 James C. Blazer, 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 and official seal this, 26th day of July, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)