Karen Johnson Davidson County
Batch# 264196 DEEDWARR
07/30/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $632.33
20190730-0075037

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $170,900.00

Sharon S Beam
Affiant

Subscribed and sworn to before me, this 30th day of July, 2019.

Amy T. Nelson
Notary Public

My commission expires:
11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers:
Stephen J Hart	New Owner	**043100C04800CO**
272 Jenna Lee Circle		
Madison, TN 37115		

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,

Jordan A. Perrine, a single person

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

Stephen J Hart, an unmarried man

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 Unit 48 of Bixler Farms Townhomes, as shown on the Plan to the Declaration of Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Perrine and Vera Perrine, husband and wife, by Warranty Deed from Bixler Farms, LLC, a Tennessee limited liability company, dated October 2, 2015, of record in Instrument No. 20151007-0102103, Register's Office for Davidson County, Tennessee. Gary Perrine and Vera Perrine, husband and wife, conveyed subject property to Jordan A. Perrine, by Quitclaim Deed, dated February 5, 2016, of record in Instrument No. 20160205-0011404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20070213-0018434, said Register's Office.

Bylaws of record in Instrument No. 20161006-0106099 and Scrivener's Affidavit of record in Instrument No. 20180904-0087251, said Register's Office.

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

This is improved (_X_) unimproved (_____) property known as 272 Jenna Lee Circle, Madison, TN 37115.

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.

Jordan A Perrine by Vera L Perrine Attorney in fact Date: 7-29-19
Jordan A. Perrine by Vera L Perrine as attorney in fact

_____ Date:_____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vera L Perrine with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Jordan A Perrine , and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

Witness my hand, at office, this 29th day of July, 2019.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30 2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Mary R. Baker, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 3/4/2020

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020

Mary R Baker
Mary R. Baker