WARRANTY DEED

Karen Johnson Davidson County
Batch# 265139 DEEDWARR
08/01/2019 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20190801-0075966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Hall	Legacy Home Loans LLC	173060B00500CO
(NAME)	(NAME)	
2212 Worthington Avenue	4004 Hillsboro Pk, Ste. 216B	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Joshua W Gordon and Elizabeth A Gordon, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Pamela Hall, unmarried**, hereinafter called the GRANTEE(S), her 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. 5, on the Final Plat, Cambridge Park Subdivision, Phases 2 & 3, of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joshua W. Gordon and Elizabeth A. Gordon, husband and wife by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation, dated 11/29/2016, of record in Instrument 20161201-0126131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 20160609-0058582; (2) Covenants, conditions, easements and restrictions recorded in Instrument 20130702-0068358, and amended Recorded in Instrument 20151208-0123306; (3) Inspection and Maintenance Agreement for Private Stormwater Management Facilities including terms and conditions thereof as recorded in Instrument 20071227-0147964, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2212 Worthington Avenue, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 446335
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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.

Effective the 22nd day of July, 2019.

Joshua W. Gordon by Kim Hicks

Joshua W. Gordon by Kim Hicks, Attorney in Fact

Elizabeth A Gordon by Kim Hicks

Elizabeth A. Gordon by Kim Hicks, Attorney in Fact

State of Tennessee
County of Williamson

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Joshua W. Gordon and Elizabeth A. Gordon, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20190724-0072534, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this .

Jill L Swicegood

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:
My Commission Expires: 7/19/22

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

