WARRANTY DEED

Karen Johnson Davidson County
Batch# 266687 DEEDWARR
08/05/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190805-0077380

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1165LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jill M. Egan and Timothy P. Egan	NEW OWNER(S)	
124 Carriage Ct		171030A22000CO
Brentwood, TN 37027		

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, WE,

MARIA ADLEMAN, AN UNMARRIED WOMAN

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

JILL M. EGAN, a single woman **AND TIMOTHY P. EGAN,** ~~WIFE AND HUSBAND~~ a single 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 No. 13, on the plan of Townhomes of Fredericksburg, Phase Two, Section Five, a Horizontal Property Regime (Private Element), as shown on plat of record in Plat Book 9700, Page 578, as revised in Plat recorded in Instrument No. 20000804-0077800 entitled "Revision One, Phase Two, Section Five, Carriage Homes of Fredericksburg" in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Maria Adleman by Warranty Deed from Daniel Haggerty, recorded on the 17th day of January, 2017 in Instrument No. 20170117-0004902, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 9700, Page(s) 578, as revised at Instrument No. 20000804-0077800, in the Register's Office of Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7798, Page 843, Book 10126, Page 435, Book 10224, Page 683, Book 10774, Page 945, Instrument Nos. 20000718-0070558, 20050705-0076596 and 20150102-0000219, in the Register's Office of Davidson County, Tennessee.
5. Easement for Sanitary sewers and/or storm drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431, in the Register's Office of Davidson County, Tennessee.
6. Easement for Sanitary sewers and/or storm drainage, water mains & appurtenances, recorded in Book 7358, Page 643, in the Register's Office of Davidson County, Tennessee.
7. Easement for Site drainage, recorded in Book 10012, Page 756, in the Register's Office of Davidson County, Tennessee.
8. Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920, in the Register's Office of Davidson County, Tennessee.
9. Easement granted to the State of Tennessee by instrument recorded in Book 7851, Page 712, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 124 Carriage Ct. Brentwood, TN 37027

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 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.

Witness my hand on the 23rd day of July, 2019.

Maria Adleman

Maria Adleman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARIA ADLEMAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 23rd day of July, 2019.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020

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

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY