Karen Johnson Davidson County
Batch# 268538 DEEDWARR
08/08/2019 08:47:29 AM 2 pgs
Fees: $13.00 Taxes: $680.80
20190808-0078837

WARRANTY DEED

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day July 2019.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021

(AFFIX SEAL)

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
Romina Beemer	Cardinal Financial	163-02-0-B-136.00 CO
(NAME)	(NAME)	
640 Pippin Drive	3701 Arco Corporate Dr, #700	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28273	
(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, I/we **Harvie E. Franklin III and Candance Franklin, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Romina Beemer, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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. 128, Berkley Hall, Section Two-Townhomes, PUD, (formerly known as Hickory Highlands P.U.D., Phase II), according to Master Deed and Declaration of record in Instrument No. 20061127-0146201, amended by Instrument No. 20070705-0079992, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Harvie E. Franklin, III, unmarried by Warranty Deed dated 12/28/2011 from Regal Homes Co., a Tennessee Corporation of record in Instrument 201112300102260, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown Master Deed and Declaration of record in Instrument 200611270146201, as amended of record in Instrument 200707050079992, Easement of record in Instrument 200611170143185, Charter of the Homeowners Association of record in Instrument 200611270146331, Register's Office Davidson County, TN. Candance Franklin signs to convey any and all interest she may have in said property.

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 ☒ 640 Pippin Drive, Antioch, TN 37013

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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 30th day JULY 2019

Harvie E. Franklin III

Candance Franklin

State of ~~Tennessee~~ CALIFORNIA
County of ~~Rutherford~~ Alameda
DBNP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harvie E. Franklin III and Candance Franklin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public
My Commission Expires: Jan. 18th, 2021

DAPINDER BHAGRATH
COMM. # 2176448
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Jan. 18, 2021

~~RETURN TO:~~
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE TN 37075