Karen Johnson Davidson County
Batch# 269989 DEEDWARR
08/12/2019 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190812-0080275

WARRANTY DEED

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

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

File No.: 19-0554

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blakeley Hunt and Tuesday Hunt	LoanDepot.com	Map: 14906015500
(NAME) 2576 Johnson Ridge Rd.	(NAME) 4800 N. Scottsdale Rd. Ste 3800	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEONARD DEEN THOMPSON AND SPOUSE, JOHN MILTON BROWN,

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

BLAKELEY HUNT AND TUESDAY HUNT, HUSBAND AND WIFE,

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. 48 on the Plan of Oakwood, Phase Six, Section Two, of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Leonard Deen Thompson and John Milton Brown, as tenants by the entirety, by Quitclaim Deed from Kim Chastain, Trustee, of record in Instrument No. 20181018-0103565, dated October 16, 2018, Register's Office for said County. See also prior deeds of record in Instrument 20080708-0070194 and Book 9989, Page 157, said Register's Office.

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 Book 7900, Page 626, said Register's Office; (3) Deed of common areas to HOA of record in Book 10658, Page 591, said Register's Office; (4) Charter for Homeowner's Association of record in Book 7954, Page 508 and Book 8013, Page 624, said Register's Office; (5) Articles of Incorporation of HOA of record in Book 7981, Page 474, said Register's Office; (6) Sewer Easement of record in Book 6269, Page 197 and Book 6298, Page 582, said Register's Office; (7) Deed of Conveyance for Sewer of record in Book 9531, Page 72, said Register's Office; (8) Deed of Conveyance for Water Main of record in Book 9531, Page 76, ssaid Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7981, Page 478, amended in Book 8038, Page 838, Book 8191, Page 323, Book 8191, Page 324, Book 8313, page 17, Book 8323, Page 410, Book 9237, Page 1, Book 9781, Page 987 and Book 10650, Page 785, Bookk 7981, Page 519, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2576 Johnson Ridge Rd., 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 2nd day of August, 2019.

Leonard Deen Thompson

John Milton Brown

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 Leonard Deen Thompson and John Milton Brown, 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, 2nd day of August, 2019.

My Commission Expires: 5.2.22

Notary Public

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

True Copy Certification

I, Jaymie Hargrave, 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, Jaymie Hargrave, 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