WARRANTY DEED

Karen Johnson Davidson County
Batch# 271825 DEEDWARR
08/15/2019 11:59:30 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190815-0081765

A-BR-19-0103

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Olga Adleman	**New Owner**	
(NAME)	(NAME)	**160-15-0A-003.00-CO**
103 Hearthstone Manor Cir		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **MELINDA BAILEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA OLGA ADLEMAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Revised Plan of Phase I, Hearthstone Manor, a part of Hearthstone P.U.D. of record in Plat Book 6200, Page 144, amended by Surveyors Certificate of Correction in Book 6521, Page 716, amended in Plat Book 6250, Page 398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melinda Bailey and Joseph Bailey, husband and wife by Special Warranty deed from Brookfield Relocation Inc., a corporation of record in Instrument No. 20151215-0126005 Register's Office for Davidson County, Tennessee, dated December 09, 2015 and recorded on December 15, 2015.

Being the same property conveyed to Melinda Bailey by Quitclaim deed from Melinda Bailey and Joseph Bailey, wife and husband of record in Instrument No. 20190417-0035260 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on April 17, 2019.

The said Melinda Bailey having since divorced as evidenced by Final Decree in the Fourth Circuit Court for Davidson County, Docet No. 19D805.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 144, amended by Surveyors Certificate of Correction in Book 6521, Page 716, amended in Plat Book 6250, Page 398, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6424, Page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7398, page 907, Book 7398, page 749, Book 7403, page 563, Book 11404, page 149 and amended and restated in Instrument No. 20060510-0054690, Register's Office for Davidson County, Tennessee.
- Charter in Book 6437, page 852, amended in Book 7679, page 16 and Book 7769, page 494, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 7403, page 568 amended in Instrument 200806240064983, Register's Office for Davidson County, Tennessee.
- Rules and Regulations in Book 11749, page 481, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common areas in Book 6582, page 158, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage in Book 11651, page 270, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Hearthstone Manor Cir, Brentwood, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 14 DAY OF AUGUST, 2019.

Melinda Bailey

Melinda Bailey

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELINDA BAILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY