WARRANTY DEED

Karen Johnson Davidson County
Batch# 277624 DEEDWARR
08/29/2019 11:23:30 AM 2 pgs
Fees: $13.00 Taxes: $623.26
20190829-0087267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,450.00

Jorge W. Tacuara
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1210LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jorge W. Tacuara	Citizens Bank NA	
3924 Calumet Drive	6100 Tower Circle #600	150140A05000CO
Antioch, TN 37013	Franklin, TN 37067	

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,

KATHY HITCHCOCK, AN UNMARRIED WOMAN

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

JORGE W. TACUARA, A MARRIED 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:

Tract of land in Davidson County, Tennessee:

Being Lot(s) 50, as shown on the map entitled Calumet - Phase Two, of record in Book 7900, Page 367, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed by Executor's Deed from Billy Hitchcock, Executor of the Estate of Bryon N. Walker to Kathy Hitchcock as recorded on the 26th day of July, 2019 in Instrument No. 20190726-0073651 and Warranty Deed from Laverne Bellephant and Kevin Bellephant to Bryon N. Walker, an unmarried man as recorded on the 10th day of June, 2011 in Instrument No. 20110610-0044644; also see Probate Docket No. 19P358, 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 of CALUMET - PHASE TWO, as recorded in Plat Book 7900, Page(s) 367, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7566, Page 664, Book 8602, Page 716 and Book 9751, Page 92, in the Register's Office of Davidson County, Tennessee.

5. Storm Water Detention Agreement recorded in Book 7538, Page 676, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3924 Calumet Drive, Antioch, TN 37013

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 21 day of August, 2019.

Kathy Hitchcock

Kathy Hitchcock

STATE OF Kentucky
COUNTY OF Kenton

Personally appeared before me, a Notary Public of said County and State, KATHY HITCHCOCK, 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~~ Kenton, Kentucky, **Tennessee, this** 27th **day of August, 2019.**

Notary Public #614899

Jaime C. Linkugel
Notary Public, ID No. 614899
State at Large, Kentucky
My Commission Expires on Jan. 10, 2023

My Commission Expires: 1/10/23

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

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23