THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1994
Parcel ID: 171-08-0A-006.00-C

Property Address:
212 Herbert Court, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 277964 DEEDWARR
08/30/2019 10:28:47 AM 2 pgs
Fees: $13.00 Taxes: $1,598.40

20190830-0087766

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Warranty Deed

Send Tax Statements To:
Stephen C Mory and Lorraine E Mory
212 Herbert Ct.
Brentwood, TN 37027

Address of New Owner:
Stephen C Mory and Lorraine E Mory
212 Herbert Ct.
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ROBERT WAYNE MADDOX and MARY MADDOX, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **STEPHEN C. MORY and LORRAINE E. MORY, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Cottonport Plantation Phase 1 of record in Book 6900, Page 529, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 6 fronts 37.23 feet on the westerly margin of Herbert Court and extends back 148.36 feet on the northeasterly line and 136.49 feet on the southeasterly line to a broken line in the rear, measuring 147.78 feet thereon.

Being the same property conveyed to ROBERT WAYNE MADDOX and MARY MADDOX, husband and wife by Deed dated May 30, 2007 from JAY D. LILLEY and TAMMIE W. LILLEY, husband and wife, recorded June 11, 2007, in Instrument Number 20070611-0069789, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 212 Herbert Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 529, Register's Office for Davidson County, Tennessee.

3. Storm water detention easement as contained in Book 7350, page 137, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 7621, page 600, Book 7981, page 971, Registers office for Davidson County, Tennessee.

5. Bylaws for Homeowners Association of record in Book 10775, page 37, Registers office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, Book 7565, page 57, Book 7637, page 925, Book 7824, page 254, and Book 8313, page 932, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 29th day of August, 2019.

ROBERT WAYNE MADDOX

MARY MADDOX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ROBERT WAYNE MADDOX and MARY MADDOX, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 29th day of August, 2019.

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $432,000.00.

Affiant

SWORN TO and subscribed before me on this 29th day of August, 2019.

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/1/23