Rudy title

WARRANTY DEED

Karen Johnson Davidson County
Batch# 282268 DEEDWARR
09/06/2019 03:50:58 PM 2 pgs
Fees: $13.00 Taxes: $1,472.60

20190906-0090359

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

O-VRES-19-128

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)
James Harold Wilson	**New Owner**	
(NAME)	(NAME)	
5316 Bevis Avenue	**New Owner**	**172-05-0B-049.00-CO**
(ADDRESS)	(ADDRESS)	
Sherman Oaks, CA 91411		
(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, **HEATH HENSLEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HAROLD WILSON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Final Plat of Sterling Oaks, Phase 1 , A Residential Planned Unit Development of record in Plat Book 8250, Page 998, 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 Heath Hensley by Warranty deed from C. Hunter Rushton ands wife, Kathryn Chisholm Rushton a/k/a Kathryn B. Chisholm of record in Instrument No. 20170831-0089525 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 31, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 998, 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 Sterling Oaks, Phase 1 of record in Book 10951, Page 547 , amended in Book 11514, Page 959, Register's Office for Davidson County, Tennessee;
- By-Laws in Book 10951, page 587, Register's Office for Davidson County, Tennessee;
- Charter of HOA in Book 10951, Page 540, Register's Office for Davidson County, Tennessee;
- Quitclaim Deed conveying common areas in Instrument 200505100052774, Register's Office for Davidson County, Tennessee;
- Rule Regarding Enforcement of Governing Documents of record in Instrument Number 20130419-0039232, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **128 Sterling Oaks Court, 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 20 DAY OF AUGUST, 2019.

Heath Hensley by Will Grones attny in fact

Heath Hensley by Will Grones, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Grones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HEATH HENSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said HEATH HENSLEY.

Witness my hand and official seal, this the 16th of August, 2019.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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