WARRANTY DEED

Karen Johnson Davidson County
Batch# 284448 DEEDWARR
09/11/2019 03:43:52 PM 4 pgs
Fees: $23.00 Taxes: $1,035.63

20190911-0092142

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day September 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danicia Hayes	NEW OWNER	049-14-0- A-011.00CO
(NAME)	(NAME)	
572 Green Lane		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Justin M. Golding and Alyssa S. Williams, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Danicia M. Hayes**, an unmarried woman hereinafter called the GRANTEE(S), his/her/their 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. 11, on the plan of VISTA, of record in Instrument No. 20170203-0011914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated 02/26/2015 from Cornerstone Land Company, a Tennessee general partnership of record in Instrument 201503110020898, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Justin M. Golding and Alyssa S. Williams, husband and wife by Warranty Deed dated 11/27/2017 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument 201712040123489, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per plat of record in Instrument 201702030011914, Declaration of Covenants, Conditions and Restrictions of record in Instrument 201701270009079, Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 201408110072016, Charter of the Homeowners Association of record in Instrument 201710310111254, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-EXIT-19-572

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 572 Green Lane, Whites Creek, TN 37189
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9 day September 2019 .

Justin M. Golding

Alyssa S. Williams

State of Texas
County of Bell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin Golding, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9 day of September, 2019.

Notary Public:
My Commission Expires: 06/04/2022

JESSICA GARCIA
Notary Public, State of Texas
Comm. Expires 06-04-2022
Notary ID 131591302

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 572 Green Lane, Whites Creek, TN 37189

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9 day September 2019 .

Justin M. Golding

Alyssa S. Williams

State of _____

County of _____

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

Witness my hand and Official seal this _____ day of September, 2019.

Notary Public: .

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

State of ARIZONA

County of COCHISE

Personally appeared before me ALYSSA S. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE Executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 09 SEPTEMBER 2019

Misha Ant

Notary Public

My Commission Expires: JUNE 21, 2021

OFFICIAL SEAL
MISHA ANTEMANN
Notary Public-State of Arizona
COCHISE COUNTY
MY COMM# 528962
EXPIRES: JUNE 21, 2021