Karen Johnson Davidson County
Batch# 285081 DEEDWARR
09/12/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190912-0092588

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020
(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0681

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristin Meredith Anderson and Travis Anderson, wife and husband	NEW OWNER	Map: 097020A22100CO
(NAME) 3844 Hoggett Ford Rd.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EVAN H. SELLS, UNMARRIED,

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

KRISTIN MEREDITH ANDERSON AND TRAVIS ANDERSON, WIFE AND HUSBAND,

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:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision One, of record in Instrument Number 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description

Being the same property conveyed to Evan H. Sells, unmarried, by deed from Robert Andrew Cyrus and wife, Christian Elizabeth Cyrus, of record in Instrument No. 20160531-0054373, dated May 27, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument Number 20130405-0033853, said Register's Office.

All matters of record of Plan in Instrument Number 20110630-0050230 and Chancery Book 2, Page 160, said Register's Office.

Transmission Line Easement of record in Book 4586, Page 242, said Register's Office.

Storm Water Detention Agreement of record in Instrument Number 20070713-0083651, said Register's Office.

Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, said Register's Office.

Easement to Comcast of record in Instrument Number 20090109-0002454, said Register's Office.

Sewer & Pumping Station Easement of record in Instrument Number 20051219-0152201, said Register's Office.

Storm Water Drainage Easement of record in Instrument Number 20051219-0152202 and Instrument Number 20100108-0001965, said Register's Office.

Slope Easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, said Register's Office.

Easements of record in Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395, said Register's Office.

Easement to USA of record in Book 4586, Page 242, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument Number 20080408-0035557 & amended & supplemented in Instrument Number 20110427-0032201, Instrument Number 20140416-0031645, Instrument Number 20140416-0031646, Instrument Number 20140424-0034613, Instrument Number 20140424-0034614, Instrument Number 20140424-0034615, Instrument Number 20140424-0034616, Instrument Number 20140424-0034617, Instrument Number 20140424-0034618, Instrument Number 20170906-0091483, Instrument Number 20180502-0041808 and Instrument Number 20080408-0035557, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 3844 Hoggett Ford Rd., Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 12th day of September, 2019.

Evan H. Sells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 12th day of September, 2019.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Megan Kriner, do hereby make 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 to law.

Megan Kriner

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jason C. Nguyen

My Commission Expires: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY