WARRANTY DEED

Karen Johnson Davidson County
Batch# 290576 DEEDWARR
09/24/2019 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20190924-0097029

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

LISA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Gary Michael Powell	Gary Michael Powell	064-16-0-S-190.00CO
(NAME)	(NAME)	
2625 Spring Farm Lane	2625 Spring Farm Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **Richard Graves II and Kayla Graves, husband and wife,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gary Michael Powell, unmarried man and Scarlette Hodge, unmarried woman, as joint tenants** hereinafter called the GRANTEE(S), 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. 327, on the plan of SECTION FOUR, TRUXTON PARK, as shown on plat of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Graves II and Kayla Graves, husband and wife as joint tenants with right of survivorship by Warranty Deed dated 11/21/2014 from Adam D. Faughn and spouse, Leah Faughn of record in Instrument 201411250108625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters as set forth per plat of record in Instrument 200205280064435, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in Instrument 200010300107559, as amended of record in Instrument 200205060055597, as amended of record in Instrument 200207180086907, said Register's Office; By-Laws of record in Instrument 200011010108604, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office; Stormwater Detention Agreement of record in Instrument 200205240063322, said Register's Office; Charter of the Homeowners Association of record in Instrument 200011010108603, said Register's Office; Quitclaim Deed to the Homeowner's Association of record in Instrument 200503110027269, said Register's Office.

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 ☒ 2625 Spring Farm Lane, Hermitage, TN 37076

(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 23rd day of September, 2019.

Richard Graves II

Richard Graves II

Kayla Graves

Kayla Graves

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Graves II and Kayla Graves, 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 23rd day of September, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons 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 she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY