WARRANTY DEED

Karen Johnson Davidson County
Batch# 291382 DEEDWARR
09/25/2019 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $381.10
20190925-0097629

KIMIE PERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
FEBRUARY 22, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/22/20

(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
Darrell Hyde	Ascend Federal Credit Union	087-13-0-037
(NAME)	(NAME)	
4324 Central Valley Drive	PO Box 1210	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tullahoma, TN 37388	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Helen A. Robinson, a widow, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Darrell Hyde, married man, hereinafter called the GRANTEE, his 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. 14, on the plan of CENTRAL VALLEY, as shown on plat of record in Book 5800, Page 71, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Samuel H. Hyde and wife, Helen H. Hyde by Warranty Deed from Tenna, Ltd, dated 12/31/1985 and recorded 01/10/1986, of record in Book 6760, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen Annette Hayes by Quitclaim Deed from Samuel H. Hyde, dated 11/03/1995 and recorded 11/16/1995, of record in Book 9861, Page 898, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Helen A. Robinson and husband, James H. Robinson by Quitclaim Deed from Helen Annette Hayes, dated 02/26/2009 and recorded 03/24/2009, of record in Instrument No. 20090324-0026375, Register's Office for Davidson County, Tennessee.

The said James H. Robinson aka James Henry Robinson, Sr. died on 07/24/2019, leaving the said Helen A. Robinson as the sole surviving tenant by the entirety.

Subject to all matters shown on the plat of record in Book 5800, Page 71; Covenants, conditions, easements and restrictions recorded in Book 5903, Page 656, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race,

color, religion, sex, familial status or national origin.

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 ☒ 4324 Central Valley Drive, 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, her assigns forever; and we do covenant with the said GRANTEE 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, his 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 20th day of September, 2019.

By: Helen A. Robinson
Helen A. Robinson

State of Tennessee
County of ~~Wilson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen A. Robinson, 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 20th day of September, 2019.

Kimie Perry
Notary Public:
My Commission Expires: 2/22/20

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

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

201909250097629

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