WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 292209 DEEDWARR
09/27/2019 09:25:49 AM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20190927-0098386

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020

(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
Mary Katharine Lovelady	Tower Community Bank	187050A06100
(NAME)	(NAME)	
758 Westcott Lane	7271 Nolensville Rd	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(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 **Rebecca McGrath and Joshua Hoffman a/k/a Joshua Huffman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Katharine Lovelady, 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. 61, on the Final Plat of Burkitt Springs, Phase 2, of record in Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee, reference to which is hereby
made for a more complete description.
Being the same property conveyed to Rebecca McGrath and Joshua Huffman, joint tenants with right of survivorship by Warranty Deed dated 03/07/2016 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201603090022587, Register's Office for Davidson County, Tennessee. The said Joshua Hoffman and Joshua Huffman being one and the same person.

This conveyance is subject to (1) All matters as set forth per plat of record in Instrument 201502050011089, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 201401100002949, as amended of record in Instrument 201509080091208, as amended of record in Instrument 201601260007545, as amended of record in Instrument 201701180005499, as amended of record in Instrument 201709250097954, and (3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201305140048379, 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 ☒ 758 Westcott Lane, Nolensville, TN 37135
(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 24th day of September, 2019.

Rebecca McGrath

Joshua Hoffman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca McGrath and Joshua Hoffman, 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 24th day of September, 2019.

Notary Public:
My Commission Expires: February 29, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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