file#
01288-45838

WARRANTY DEED

Karen Johnson Davidson County
Batch# 297252 DEEDWARR
10/07/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20191007-0102508

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Boyd D. Fulton	NEW OWNER	160-15-0-A-020.00CO
(NAME)	(NAME)	
134 Hearthstone Manor Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, we, **Laurie J. Stanfill**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Boyd D. Fulton, an unmarried man** , hereinafter called the GRANTEE(S), his heirs and/or 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 Unit No. 1, Building No. 1, on the Condominium Site Plan, Phase I, Hearthstone Manor, a part of Hearthstone P.U.D., of record in Plat Book 6250, Page 215, as corrected in Book 6521, Page 716, and amended in Plat Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Laurie J. Stanfill by Warranty Deed dated 07/15/2010 from Susan W. O'Reilly, an unmarried woman of record in Instrument 201007230057751, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 6250, Page 215, Book 6521, Page 716, Plat Book 6250, Page 398, Plat Book 6200, Page 642, Register's Office for Davidson County, Tennessee.
Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument 200605100054690, Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Book 11749, Page 481, Register's Office for Davidson County, Tennessee.
By laws of record in Instrument 200806240064983, Register's Office for Davidson County, Tennessee.
Deeds of Conveyance of record in Book 5666, Page 679 and Book 5715, Page 217, Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Book 6437, Page 852, Book 7679, Page 16 and Book 7769, Page 494, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to the Homeowner's Association of record in Book 6499, Page 739, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable.

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 ☑ property, known as 134 Hearthstone Manor Circle, Brentwood, TN 37027
(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 heirs and/or 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 heirs and/or 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 7th day of October 2019.

Laurie J. Stanfill

State of Tennessee
County of Williamson

Personally appeared before me Laurie J. Stanfill, 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 2nd day of October, 2019.

Notary Public
My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

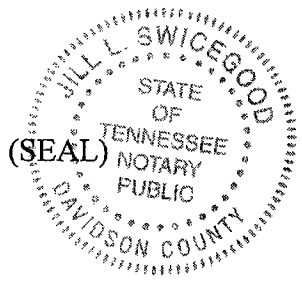
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900