Karen Johnson Davidson County
Batch# 312669 DEEDWARR
11/07/2019 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20191107-0114976

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(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
Tanya Woodroof Rader	FirstBank	
(NAME)	(NAME)	
586 Griffin Circle	318 Seaboard Ln, Ste 205	064-16-0-E-084.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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 Stephen Lee White, a married man and wife, and Kendall Oziminski**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tanya Woodroof Rader, a married woman as her** sole and separate property, hereinafter called the GRANTEE(S), her 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. 84, in Building 22, as shown on the Site Layout, Exhibit Plat for the TOWNHOMES OF TRUXTON VILLAGE, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No: 20071105-0130490, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Lee White, an unmarried man by Warranty Deed dated 04/21/2011 from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument 201104280032410, Register's Office for Davidson County, Tennessee.

The said Kendal Oziminski joins in this conveyance to waive any and all rights she has in said property.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200610250132473, as amended of record in Instrument 200611060137656, as amended of record in Instrument 200711050130490, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument 200012080121300, said Register's Office. Stormwater Detention Agreement of record in Instrument 200512300156496, said Register's Office. Grant of Easement of record in Instrument 201511300120249, said Register's Office. Charter of the Homeowners Association of record in Instrument 200610260133179, said Register's Office. Quitclaim Deed to the Homeowner's Association of record in Instrument 200611060137657, 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 ☒ 586 Griffin Circle, 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 4th day of November, 2019.

Stephen Lee White

By: _____ Date: 11/4/19
Kendall Oziminski by Stephen Lee White her atty in fact

State of Tennessee
County of ~~Wilson~~ Sumner

On this 4th day of November, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Stephen Lee White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Kendall Oziminski, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument _201911070114975_____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of November, 2019.

Patti Robitaille
Notary Public:
My Commission Expires: 03/01/2023

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

State of Tennessee
County of ~~Wilson~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Lee White, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of November, 2019.

Patti Robitaille
Notary Public:
My Commission Expires: 03/01/2023

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

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

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