Karen Johnson Davidson County
Batch# 313811 DEEDWARR
11/08/2019 02:50:03 PM 3 pgs
Fees: $18.00 Taxes: $1,527.73

20191108-0115829

WARRANTY DEED

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,900.00

Emily C. Peyton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of November 2019.

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES: 11/8/21
(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
Emily Peyton	new owner	186040A03100CO
(NAME)	(NAME)	
8060 Canonbury Drive		
(ADDRESS)	(ADDRESS)	
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, we **Jeffery Scott Sager Jr. an unmarried man and James Hamlett, unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emily Peyton, an unmarried woman and Leslie Wayne Peyton and Mary Peyton, husband and wife, as Tenants in Common with Right of Survivorship**, 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. 216 on the plan of Final Plat, Burkitt Place, Phase 1A, Section 1, Cluster Lot Subdivision, of record in Instrument No. 200603150029572, as corrected in Instrument No. 200604270048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Scott Sager, Jr., an unmarried man and James Hamlett, unmarried man by Warranty Deed from Raymond W. Hamrick and wife, Kelsey C. Hamrick, dated 12/21/2018, of record in Instrument 201901020000197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument 200603150029572, and corrected in Instrument No. 200604270048557 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded inInstrument 201507140068441, and amended in Instrument No. 201809260095460, in the Register's Office for Davidson County, Tennessee.
Deed to the State of Tennessee of record in Book 1481, Page 273 in the Register's Office for Davidson County, Tennessee.
EASEMENT including terms and conditions thereof as recorded in Instrument 200508160096915., Book 3855, Page 402, Book 3657, Page 344, Instrument No. 200508160096915, Instrument No. 200606070067534, Page 3940, Page 211 Register's Office for Davidson County, Tennessee

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-8060

Boundary Survey of record in Instrument 200509200113225 in the Register's Office for Davidson County, Tennessee.

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 ☒ 8060 Canonbury Drive, 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_____day of _____2019..

Jeffery Scott Sager Jr.

James Hamlett

State of VIRGINIA
County of FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery Scott Sager Jr.** 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 6th day of November 2019.

Notary Public:
My Commission Expires: 08/31/2023

JOSHUA MITCHELL HAMES
NOTARY PUBLIC
REGISTRATION #7833042
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2023

State of Virginia
County of Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Hamlett,** 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 6th day of November 2019.

Notary Public:
My Commission Expires: 08/31/2023

JOSHUA MITCHELL HAMES
NOTARY PUBLIC
REGISTRATION #7833042
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2023

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027