WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Joshua L White	NEW OWNER	034-03-OB-106.00
(NAME)	(NAME)	
106 Churchill Xing		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 William P McAfee and Brenda A. McAfee, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Joshua L White, an unmarried man, 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 Unit 106, Churchill Crossing Condominiums, Phase 1, Building 1, as established under Master Deed of record in Book 7792, Page 915, amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William P. Mcafee and Brenda A. Mcafee, husband and wife by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, dated 04/28/2017 , of record in Instrument 201705030043755, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 7900, Page 25, in the Register's Office for Davidson County, Tennessee; Rights of the Co-Owners of Twin Hills Joint Venture, a Tennessee Joint Venture in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 7792, Page 915, Amended in Book 7804, Page 616, Second Amended in Book 7845, Page 540, Third Amended in Book 10635, Page 110, Fourth Amended in Book 10996, Page 199 and Fifth Amended in Instrument No. 20050829-0103075, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. Articles of Amendment to Charter of Churchill Crossing Condominiums Homeowners Association Inc. of record in Book 7788, Page 924Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 315902 DEEDWARR
11/15/2019 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $447.70
20191115-0117859

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 ☒ 106 Churchill Xing, Madison, TN 37115

(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 25 day of October, 2019.

William P McAfee

Brenda A. McAfee

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 William P McAfee and Brenda A. McAfee, 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 25th day of October, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

201911150117859

Electronic Document Certification

I, Kimie Perry, 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.

State of Tennessee

County of Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom Notary's Signature

MY COMMISSION EXPIRES: 9.16.2020

Notary's Seal (If on paper)

