Karen Johnson Davidson County
Batch# 316730 DEEDWARR
11/18/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20191118-0118556

WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day November 2019.

Notary Public

MY COMMISSION EXPIRES: 9/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Nicole Provencher	Legacy Home Loans	173-05-0A-270.00
(NAME)	(NAME)	
1917 Shaylin Loop	4004 Hillsboro Pk B216	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37215	
(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 **Mark Augenstein and Molly M. Augenstein, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jennifer Nicole Provencher, a married 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:

BEING all of Lot No. 270 (Two Hundred Seventy) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and Amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Molly M. Kinnan, unmarried by Warranty Deed dated 10/27/2006 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument 200611070138348, Register's Office for Davidson County, Tennessee. Molly M. KInnan is now known as Molly M. Augenstein.

This conveyance is subject to all matters set forth per Plat at Instrument 200501280010427, Master Deed of record in Instrument 200507210084791, Re-recorded Master Deed of record in Instrument 200508050092480, amended of record in Instrument 200511140136938, Right of Way Dedication Easement of record in Instrument 200508110095171, said Register's Office Davidson County, TN.

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 ☒ 1917 Shaylin Loop, Antioch, TN 37013

(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 14th day November 2019.

Mark Augenstein

Molly M. Augenstein

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 Mark Augenstein and Molly M. Augenstein, 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 14th day of November, 2019.

Notary Public

My Commission Expires: February 20, 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

201911180118556

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

