WARRANTY DEED

Karen Johnson Davidson County
Batch# 317496 **DEEDWARR**
11/19/2019 02:43:48 PM 2 pgs
Fees: $13.00 Taxes: $949.05

20191119-0119470

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 $256,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of November, 2019.

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
Isaac Owen	new owners	075120B00400CO
(NAME)	(NAME)	
1024 Brookside Woods Boulevard		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **Lloyd Selph and Heather Amber Selph, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Isaac Owen and Shea Owen**, husband and wife 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: Daniel Marie

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of PHASE ONE & A PORTION OF PHASE TWO, SECTION 1, BROOKSIDE WOODS, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Book 9700, Page 397, as corrected in Book 11346, Page 459, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lloyd Selph, unmarried man by Warranty Deed from Kathy Johnson and Jason Michael Johnson, wife and husband, dated 07/24/2017 and recorded 07/28/2017, of record in Instrument 201707280076923, Register's Office for Davidson County, Tennessee. Lloyd Selph having since married.

Heather Amber Selph, spouse of Lloyd Selph joins in the execution of this instrument for the purpose of conveying any interest she may have to the property as described above.

Subject to all matters shown on the plat of record in Book 9700, Page 397, as Corrected in Book 11346, Page 459; 10. Covenants, conditions, easements and restrictions recorded inBook 10444, Page 213, and Amendment recorded as Book 11103, Page 156, and Book 11453, Page 900, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement including terms and conditions thereof as recorded in Book 5609, Page 627; Easement including terms and conditions thereof as recorded in Book 8843, Page 142; Construction Easement including terms and conditions thereof as recorded in Book 8843, Page 145; Easement including terms and conditions thereof as recorded in Book 11497, Page 577;

Conveyance of Common Areas to Brookside Woods Homeowners Association of record in Book 11450, Page 112; and Articles of Incorporation of record in Book 10451, Page 506, all of record 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 ☒ 1024 Brookside Woods Boulevard, 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 15th day of November, 2019.

Lloyd Selph

Heather Amber Selph

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 Lloyd Selph and Heather Amber Selph, 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 15th day of November, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BTU-19-1024