Karen Johnson Davidson County
Batch# 323134 **DEEDWARR**
12/02/2019 01:52:01 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20191202-0123751

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 $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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
Steven D. Hodgkins	new owners	05901002800
(NAME)	(NAME)	
5116 Buena Vista Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, Terry Leland Sexton, Jr. and Christopher Lynn Stewart, a married couple, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Steven D. Hodgkins and Rachel Atkin, husband and wife, hereinafter called the GRANTEE(S), and/or 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 all of Lot No. 1, on the plan of FOREST VALE SUBDIVISION, as shown on plat of record in Instrument No. 19991214-0303086, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Terry Leland Sexton, Jr. and Christopher Lynn Stewart, a married couple by Warranty Deed from Philippe A. Francoz and Sylvie M. Francoz, Trustees of the Francoz Family Trust dated May 30. 2006, dated 12/16/2016 and recorded 12/22/2016, of record in Instrument 201612220134924, 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 ☒ 5116 Buena Vista Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 583880
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-ARE-19-5716

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 27th day of November, 2019 .

Terry Leland Sexton, Jr. by Tonja B attorney in fact
Terry Leland Sexton, Jr.

Christopher Lynn Stewart by Tonja B attorney in fact
Christopher Lynn Stewart

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 Tonja Barron, with whom I am personally acquainted and who proved herself to be the attorney in fact of Terry Leland Sexton, Jr. and Christopher Lynn Stewart and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of November, 2019.

Michelle Pepper
Notary Public:
My Commission Expires: July 24, 2023

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

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY