(2)

Karen Johnson Davidson County
Batch# 334296 DEEDWARR
12/26/2019 09:30:02 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20191226-0132907

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00.**

Connie C. Muse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2019.

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Connie C. Muse and Ben A. Muse 135 Hearthstone Manor Circle Brentwood, TN 37027	Truist Bank 901 Semmes Ave. Richmond, VA 23224	160 15 0A 016.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Darren T. Magda and wife, Lori F. Magda,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Connie C. Muse and Ben A. Muse, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15, on the plan of (Revised) CONDOMINIUM SITE PLAN PHASE I, HEARTHSTONE MANOR, A PART OF HEARTHSTONE P.U.D., as shown on plat of record in Book 6250, Page 398, amending plat of record in Book 6200, Page 144, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Darren T. Magda and wife, Lori F. Magda by Warranty Deed from Mike D. Robirds and Rhonda Pollock Robirds, Trustees of the Michael D. Robirds Revocable Trust dated 6/15/2009 and Rhonda Pollock Robirds and Michael D. Robirds, Trustees of the Rhonda Pollock Robirds Revocable Living Trust dated 6/15/2009, dated 05/24/2013 and recorded 05/28/2013, of record in Instrument 201305280053450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 135 Hearthstone Manor Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this the 20th day of December, 2019.

Darren T. Magda
By Sheri C. Smith, Attorney in Fact
Darren T. Magda
by Sheri C. Smith, Attorney in Fact

Lori F. Magda
By Sheri C. Smith, Attorney in Fact
Lori F. Magda
by Sheri C. Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sheri C. Smith, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Darren T. Magda and Lori F. Magda, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Darren T. Magda and Lori F. Magda, the bargainor, by the said Sheri C. Smith, as Attorney in Fact.

Witness my hand and official seal, this the 20th of December, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

