RECORDING INFORMATION

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $220,000.00.

Affiant

Sworn to and subscribed before me this 10th day of January, 2020.

Notary Public

My Commission Expires: 6/22/22

(SEAL)

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Return To:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

Karen Johnson Davidson County
Batch# 342851 DEEDWARR
01/14/2020 09:55:36 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20200114-0004864

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Aida Maricela Pojoy 1512 Santa Rosa Court Madison, TN 37115	SAME	052-08-0A-036.00CO

This Indenture is made on the 10th day of January, 2020, by and between **DERRICK NANCE, JOINED BY HIS WIFE, BRITTANY NANCE** ("Grantor"), and **AIDA MARICELA POJOY, A MARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Heron Walk Subdivision, Section 2, Phase 1 of record in Plat Book 9700, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derrick Nance, A married Man by Warranty deed from Leandrial M. Roberts of record in Instrument No. 20100108-0002072 Register's Office for Davidson County, Tennessee, dated December 31, 2009 and recorded on January 08, 2010.

This is improved property known as 1512 Santa Rosa Court, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 9700, Page 483, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10095, Page 464, Register's Office for Davidson County, Tennessee.

5. By-Laws of Heron Walk Homeowner's Association Inc. of record in Book 10170, Page 124, in the Register's Office for Davidson County, Tennessee.

6. Charter of Heron Walk Homeowner's Association of record in Book 10125, Page 449, in the Register's Office for Davidson County, Tennessee.

7. Rules and Regulations of record in Instrument Number 20150423-0036546 and Instrument No. 20150423-0036552, in the Register's Office for Davidson County, Tennessee.

8. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 10th day of January, 2020.

GRANTOR:

Derrick Nance

Brittany Nance

Brittany Nance

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DERRICK NANCE and BRITTANY NANCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2020.

Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022