Karen Johnson Davidson County
Batch# 345658 DEEDWARR
01/21/2020 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200121-0007092

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $325,000.00.

Affiant

Subscribed and sworn before me this the 17th day of January, 2020.

Notary Public
My commission expires: 10/31/2020

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 619528

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caitlin Jill Carter	New Owner	034-07-0B 020.00
2504 Val Marie Dr.		
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R. DANIELS AND JODY E. DANIELS, HUSBAND AND WIFE, AND JOHN W. DANIELS, AN UNMARRIED MAN,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to CAITLIN JILL CARTER, AN UNMARRIED WOMAN, AND RYAN M. JESSE, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 20 on the plan of CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS and that common area as designated as "open spaces" on the Plan of Harbor Village, Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee, as Instrument Number 20030723-0102986, of record as Instrument Numbers 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument Number 20080821-0086071, amended at Instrument Numbers. 20151112-0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to John R. Daniels and Jody E. Daniels, husband and wife, and John W. Daniels, an unmarried man, by deed from Janiro Hawkins and Ashanti Reed-Hawkins, husband and wife, dated 05/18/2018, of record in Instrument No. 20180522-0048934, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2504 Val Marie Dr., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of January, 2020.

John R. Daniels

Jody E. Daniels

John W. Daniels

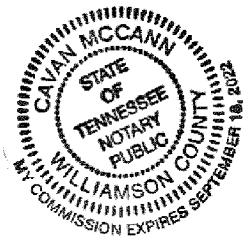
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John R. Daniels and Jody E. Daniels, and John W. Daniels, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2020.

My commission expires: 9/18/22

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or 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.

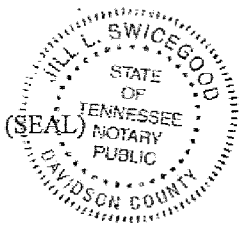
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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