WARRANTY DEED

Karen Johnson Davidson County
Batch# 349090 DEEDWARR
01/27/2020 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20200127-0009616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$339,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/6/21

(AFFIX SEAL)

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

TN1912958

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
Gregory Wayne Haney	Gregory Wayne Haney	098060B05100CO
(NAME)	(NAME)	
1113 Chickadee Circle	1113 Chickadee Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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/we **Robin Beth Wood, Executrix, Randy Claud York, a single man, Barry Keith York, a married man and Robin Beth Wood, a married woman, all devisees of The Estate of Patty C York**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gregory Wayne Haney and wife, Amber Janette Haney,** 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:

Being Unit B, Lot 61D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgwater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 200511220141076 and as shown on the Plat of record in Instrument No. 200511040133897 and see Surveyor's Certificate of Correction of record in Instrument No. 200606080067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patty C. York by Warranty Deed from Frank Batson Homes Inc., dated 03/05/2007, of record in Instrument 200703060027494, Register's Office for Davidson County, Tennessee.

The said Patty C. York died testate on 03/20/2018 , devising subject property to Randall Claud York, Barry Keith York and Robin Beth Wood , as evidenced in File No 18P653, Probate Court Clerk's Office for Davidson County,Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200511040133897, (1) Covenants, conditions, easements and restrictions recorded in Instrument 200511220141076, and amended in in Instrument No. 200610040122802,Instrument No. 200710230125250, (2) Declaration of Taking Easement including terms and conditions thereof as recorded in Book 1291, Page 99, (3) Stormwater Detention Agreement recorded 02/22/2005 of record in Instrument 200502220019150, (4) Easement including terms and conditions thereof as recorded in Instrument 200601200008000.(5) Underground utility Agreement recorded 02/14/2007 of record in Instrument 200702140018712, 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 ☒ 1113 Chickadee Circle, 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 17th day of January, 2020.

The Estate of Patty C York

Robin Beth Wood, executrix

By: The estate of Patty C. York

Robin Beth Wood, Executrix

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Robin Beth Wood, Executrix of the Estate of Patty C. York,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **Executrix of the Estate of Patty C. York**, the within named bargainor, and that she as such executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

5-17-21

My Commission Expires

Effective the 17th day of January, 2020.

Randy Claud York

Barry Keith York

Robin Beth Wood

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 **Randy Claud York, Barry Keith York, and Robin Beth Wood,** 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 the 17th day of January, 2020.

Notary Public

5-17-21
My Commission Expires

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

File No.: 615488
Warranty Deed TN

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022