WARRANTY DEED

Karen Johnson Davidson County
Batch# 351383 DEEDWARR
01/31/2020 08:40:14 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20200131-0011427

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/11/2020

(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
John Paul Leonelli	First Community Mortgage, Inc	063-16-0B-145.00-CO
(NAME)	(NAME)	
1421 Aaronwood Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(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 Stanley D Stewart and wife, Janise C Stewart, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto John P. I Leonelli, a single man, 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:

Land in Davidson County, Tennessee, being Lot No. 227, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 550, 551 and 552, Certificate of Correction of record in Book 7462, Pages 445, and Amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stanley D. Stewart and wife, Janise C. Stewart by Deed from Fox Ridge Homes, Inc., dated 03/31/1997 and recorded 04/03/1997, of record in Book 10404, Page 959, Register's Office for Davidson County, Tennessee.

Subject to . Boundary plat of record in Plat Book 6900, Page 405; all matters shown on the plat of record in Plat Book 6900, Page 550, Certificate of Correction recorded as Book 7462, Page 445, and Amendment recorded as Book 8181, Page 112; Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, and Amendments recorded asBook 7451, Page 739 and Book 8336, Page 393, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Warranty Deed of Flowage Easement recorded in Book 2247, Page 75; Easement recorded in Book 7460, Page 930, Book 7489, Page 515, and Book 8007, Page 235; Agreement for Dedication of Easement for Public Utilities recorded in Book 8657, Page 179; Ingress and Egress Easement Agreement recorded in Book 8739, Page 991; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 11030, Page 740 and Book 11030, Page 785; Charter of Hampton Park Homeowners Association of record in Book 7431, Page 204; Quitclaim Deed Conveys to Hampton Park Homeowners

Association (formerly Chitwood Downs Homeowners Association) recorded as Book 8207, Page 276; Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762; Articles of Amendment to the Charter of Hampton Park Homeowners Association of record in Book 8833, Page 216; and Warranty Deed Conveys to Hampton Park Homeowners Association of record in Book 8951, Page 797, all of record in the 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 ☒ 1421 Aaronwood Drive, Old Hickory, TN 37138

(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 30th day of January, 2020.

By: Stanley D. Stewart
Stanley D Stewart

By: Janise C. Stewart
Janise C Stewart

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 Stanley D Stewart and Janise C Stewart, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of January, 2020.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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