Karen Johnson Davidson County
Batch# 357772 DEEDWARR
02/13/2020 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20200213-0016634

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191224183**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $317,500.00. Affiant Subscribed and sworn to before me, this 3rd day of February, 2020. Notary Public My Commission Expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 4-17-2023

WARRANTY DEED

Address New Owner: Jonathan Wilson and Stacy Wilson 233 Windmill Trail Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-12-0A-051.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andy Colbert and wife, Mary Kathryn Colbert** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan Wilson and Stacy Wilson, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Three, Tulip Grove Pointe RS7.5 Cluster Subdivision of record in Plat Instrument No. 20140328-0025675, 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 Andy Colbert and Mary Kathryn Colbert by Warranty deed from Eastland Construction, Inc. of record in Instrument No. 20160428-0041270 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 28, 2016 and Affidavit recorded on June 24, 2016 in Instrument No. 20160624-0064820.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 20120, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20140328-0025675, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060627-0076734 as amended in Instrument No. 20110831-0067559 with By-Laws appended thereto and further amended at Instrument No. 20140213-0012929, Instrument No. 20150928-0098458 and Instrument No. 20180131-0009976, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Storm Water Detention Agreement of record in Instrument Number 20031106-0162953, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 233 Windmill Trail Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective on the 3rd day of February, 2020.

Andy Colbert

Mary Kathryn Colbert

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andy Colbert and Mary Kathryn Colbert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of Jnucry, 2020.

Notary Public
My Commission Expires: 07/06/2021

Henley Ridore
State of Florida
My Commission Expires 07/06/2021
Commission No. GG 121897

True Copy Certification

I, **Chasity Petty,** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dana Loggins**, a notary public for this county and state, **Chasity Petty,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Loggins

Dana Loggins

My Commission Expires: **9/18/23**

SEAL

