Karen Johnson Davidson County
Batch# 359459 DEEDWARR
02/18/2020 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200218-0017741

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 629113

This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Benjamin Wright
Bethany Krebs Wright
8921 Ristau Ct.
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MORTGAGEE

MAP/PARCEL
182-6-A-335.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES L. JARMAN, III and LARISSA D. JARMAN, husband and wife**, hereinafter called the "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN WRIGHT and BETHANY KREBS WRIGHT, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 272, Final Plat, Cluster-Lot Subdivision, OLD HICKORY HILLS, Phase Three, Section Two, according to plat and survey of same appearing of record in Instrument No. 20070516-0058484, Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to James L. Jarman, III and Larissa D. Jarman, husband and wife, by Warranty Deed dated June 9, 2015, of record in Instrument No. 20150611-0055245, said Register's Office.

The captioned property is subject to matters of plat of record in Instrument No. 20070516-0058484, Register's Office of Davidson County, Tennessee. See also, stormwater detention agreement of record in Instrument No. 20001030-0107214; and sewer/stormwater detention agreement of record in Instrument No. 20040927-0116009, said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20020116-0006750, and 201001116-0091730; and Charter of Homeowners' Association of record in Instrument No. 20020123-0009417, and Instrument No. 20081219-0121385, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 8921 Ristau Ct., Antioch, Tennessee 37013.

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 and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their 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 our hands this 14th day of February, 2020.

JAMES L. JARMAN, III

LARISSA D. JARMAN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JAMES L. JARMAN, III and LARISSA D. JARMAN,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2020.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 12-19-23

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$260,000.00.**

AFFIANT

Subscribed and sworn to before me on this 14th day of February, 2020.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 12-19-23

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.

JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900