WARRANTY DEED

Karen Johnson Davidson County
Batch# 361649 DEEDWARR
02/24/2020 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200224-0019809

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(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
Richard Wayne Dawson	New Owner	
(NAME)	(NAME)	
1240 Riverbirch Way		097-02-0-A-197.00CO
(ADDRESS)	(ADDRESS)	
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, **We Vicki L Wathen Mikkelson, wife and husband and Mark Mikkelson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard Wayne Dawson,** JR. **and Matthew Ryan Clawson,** joint tenants 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. 197, on the Final Plat, Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vicki L. Wathen, unmarried by Warranty Deed dated 09/27/2012 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 201210020089536, Register's Office for Davidson County, Tennessee.

The said Vicki L. Wathen having since married is also known as Vicki L. Wathen Mikkelson, The said Vicki L. Wathen and Vicki L. Wathen Mikkelson are one in the same person.

The said Mark Mikkelson joins in this conveyance to waive any and all rights he has in said property.

All matters as set forth per plat of record in Instrument 20120510-0040662, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200804080035557, as amended of record in Instrument 201404240034613, said Register's Office. Grant of Transmission Line Easement of record in Book 4586, Page 242, said Register's Office. Sanitary Sewer and Pumping Station Easement of record in Instrument 200512190152201, said Register's Office. Storm Water Drainage Easement of record in Instrument 200512190152202, said Register's Office. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200707130083651, said Register's Office. Declaration of Easement of record in Instrument 200812090118828, said Register's Office. Grant of Easement of record in Instrument 200901090002452, said Register's Office. Storm Water Drainage Easement Agreement of record in Instrument 201001080001965, said Register's Office. Storm Water Drainage and Detention Easement Agreement

of record in Instrument 201001080001966, said Register's Office. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 201003010015327, said Register's Office. Quitclaim Deed to the Homeowner's Association of record in Instrument 201706210062248, said Register's Office.

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 ☒ 1240 Riverbirch Way, 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 19th day of February, 2020.

Vicki L. Wathen Mikkelson

Vicki L Wathen Mikkelson

Mark Mikkelson

Mark Mikkelson

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 Vicki L Wathen Mikkelson and Mark Mikkelson, 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 19th day of February, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

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

True Copy Certification

I, **Jennifer Pennell**, 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.

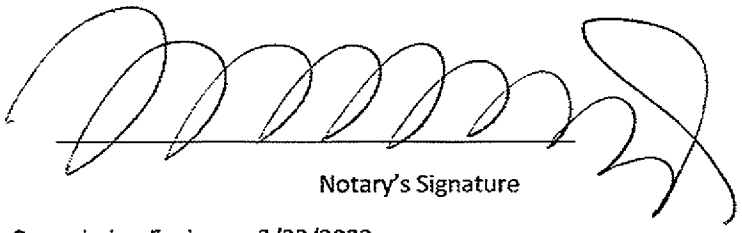


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

