WARRANTY DEED

Karen Johnson Davidson County
Batch# 364720 DEEDWARR
02/27/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200227-0022100

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-6-23

(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
Adam N. Eagle	Adam N. Eagle	098-06-OA-263.00-CO
(NAME)	(NAME)	
1920 Hawks Nest Drive	1920 Hawks Nest Drive	
(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 **Corey Arp, an unmarried man and Zachary Valder, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Adam N. Eagle and Lydia L Eagle, husband and wife**, 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. 237 on the Plan of Final Plat of Phase Two, Section D, Bridgewater, a Planned Unit Development of record in Instrument No. 20070419-0047123, 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 Corey Arp, an unmarried man and Zachary Valder, an unmarried man by Warranty Deed from Robert P. Lally, an unmarried man, dated 12/28/2017, and recorded 01/03/2018, of record in Instrument 201801030000867, as corrected by Scrivener's Affidavit in Instrument No. 202002100015242, in the Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200704190047123, (2) Covenants, conditions, easements and restrictions recorded in Instrument 200510240128043, (3) Declaration of Taking Easement recorded in Book 1291, Page 99, (4) Right-of-Way Easement of record in Book 1318, Page 28, (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument 200308270124253, (6) Stormwater Detention Agreement recorded in Instrument 200502220019150, (7) Charter of Bridgewater Master Association record in Instrument 200602230021110, (8) Quitclaim Deed Convey to Bridgewater Homeowner's Association, Inc of recorded in Instrument 200911100103837, and Scrivener's Affidavit recorded as Instrument 200911170105711, 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 ☒ 1920 Hawks Nest Drive, 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 26th day of February, 2020.

Corey Arp

Zachary Valder

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 **Corey Arp and Zachary Valder**, 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 26th day of February, 2020.

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

File No.: 645875
Warranty Deed TN

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

202002270022100

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

202002270022100