Box14

32859-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 365477 DEEDWARR
03/02/2020 08:41:52 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200302-0022757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-23-2023

(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Denise R. Hughes	Denise R. Hughes	**075110A06300CO**
(NAME)	(NAME)	
1600 Pakenhams Retreat	1600 Pakenhams Retreat	
(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, we **Joel P. Anderson, and wife and Nancy L. Anderson,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Denise R. Hughes, unmarried**, 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. 30, on the plan of PHASE TWO, HERITAGE MEADOWS, as shown on plat of record in Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joel P. Anderson and wife, Nancy L. Anderson by Warranty Deed from Frank Batson Homes, Inc., dated 08/28/1998 and recorded 08/31/1998, of record in Book 11090, Page 114, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Book 9700, Page 525; Covenants, conditions, easements and restrictions recorded in Book 10337, Page 102 and Declaration of Annexation recorded in Book 11029, Page 414, in the Register's Office for Davidson County, Tennessee, 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; Easement recorded in Book 6838, Page 485 and Book 6838, Page 495; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Book 9803, Page 670 and Book 9820, Page 924; Sanitary Sewer Easement recorded in Book 11497, Page 601; and Charter of record in Book 11114, Page 771, 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 ☒ 1600 Pakenhams Retreat, 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 28th day of February, 2020.

By: _____
Joel P. Anderson

By: _____
Nancy L. Anderson

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 **Joel P. Anderson and Nancy L. Anderson**, 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 28th day of February, 2020.

_____
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