This instrument prepared by:
Momentum Title, LLC
4334 Lebanon Pike
Suite 2
Nashville, TN 37076
File Number: 5-20-6272

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 365645 **DEEDWARR**
03/02/2020 10:56:25 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20200302-0022975

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 27th day of February, 2020

Notary Public
My Commission Expires: 3/25/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Peter Farley and Noelle Elizabeth Beauchamp **2604 Sailview Way** **Hermitage, TN 37076**	**NEW OWNER**	137-04-0B-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Michael Wayne Sexton and Yvonne W. Sexton, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew P. Farley and Noelle E. Beauchamp, as joint tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 12, Arbor Crest Subdivision, as shown on plat of record in Plat Book 20071129-0138522, Page , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Wayne Sexton and Yvonne W. Sexton, husband and wife, by Warranty Deed from Donna R. Lockhart, of record in Instrument No. 20171113-0115827, in the Register's Office of Davidson County, Tennessee, dated September 20, 2017 and recorded November 13, 2017.

This is ☐ improved or ☐ unimproved property located at: **2604 Sailview Way, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2020.

GRANTOR:

Michael Wayne Sexton

Yvonne W. Sexton

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Wayne Sexton and Yvonne W. Sexton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021