(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 366451 DEEDWARR
03/04/2020 09:59:22 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200304-0023722

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or ~~value, whichever~~ is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public

My commission expires:_____

RUSSELL J MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sandra Lee	**New Owner**	**160-10-0A-009.00-CO**
5312 Heatherwood Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas Fallbach and Laura Fallbach, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra Lee, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 9 on the Plan of Heatherwood of record in Plat Book 6900, Page 897, 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 Thomas Fallbach and Laura Fallbach, husband and wife, by Warranty Deed, from Charles Hoffmann, unmarried, and Telisha Hoffmann, unmarried, dated July 11, 2014, of record in Instrument No. 20140717-0063332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 7839, Page 27, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7839, Page 52, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 8510, Page 816, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 5786, Page 748, Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowner's Association of record in Book 8489, Page 670, Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Book 7883, Page 808, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5312 Heatherwood Drive, Brentwood, TN 37027

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 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. 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 my/our hand(s) this 28th day of February, 2020

Thomas Fallbach

Laura Fallbach

STATE OF Colorado
COUNTY OF Douglas

On this 28th day of February, 2020, before me personally appeared Thomas Fallbach and Laura Fallbach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2020.

Notary Signature
My commission expires: 10/4/23

JOSEPH LAMMERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154038264
MY COMMISSION EXPIRES OCTOBER 4, 2023

File #: **20-85**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027