(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 366483 DEEDWARR
03/04/2020 10:18:14 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200304-0023767

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-19-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ngonenokhame Inthasomsack	Cardinal Financial Company, Limited Partnership dba Peoples Home Equity	086-13-0-A-011.00 CO
(NAME)	(NAME)	
103 Thesda Street	P.O. Box 961292	
(ADDRESS)	(ADDRESS)	
Arlington, MA 02474	Fort Worth, TX 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, we, **Ronald J. Chapman and Tracy Ann Chapman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ngonenokhame Inthasomsack, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 11 on the Corrected Final Subdivision Plat, Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to Beazer Homes, LLC, a Delaware limited liability company, by Warranty Deed dated July 7, 2017, from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust, dated March 7, 2016, of record in Instrument No. 20170717-0071485, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust AND Daniel M. Hessey, III and wife, Donna Jo Hessey, dated July 7, 2017, of record in Instrument No. 20170717-0071487, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Ronald J. Chapman and Tracy Ann Chapman, husband and wife, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated March 15, 2019, of record in Instrument No. 20190321-0025754, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3721 Hoggett Ford Rd., 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20181115-0112560; Declaration of Restrictive Covenants and Bylaws recorded in Instrument No. 20181212-0120983; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180328-0028892, Instrument No. 20180626-0061329 and Instrument No. 20181023-0105078; Easement for Dedication Maintenance for Sewage Pumps, Service Lines, Ingress/ Egress and Appurtenances, recorded in Instrument No. 20190305-0020084; Easement for Dedication of Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20180621-0059898; Quitclaim Deed to HOA of record in Instrument No. 20190917-0094195; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 22 day of February, 2020.

Ronald J. Chapman

Tracy Ann Chapman

State of Georgia
County of Walton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ronald J. Chapman and Tracy Ann Chapman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Walton (city), GA (state), this 22 day of February, 2020.

Notary Public
My Commission Expires: 10-17-23

File No.: 31015

