WARRANTY DEED



STATE OF TENNESSEE,
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/9/2020

(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
Lisa Marie Wilkins	Lisa Marie Wilkins	07511016500
(NAME)	(NAME)	
4316 Baton Rouge Drive	4316 Baton Rouge 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 **Benjamin John Scala, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lisa Marie Wilkins, an unmarried woman**, 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 all of Lot No. 87A on the Plan of Zone Lot Division - Lots 80, 81,82, 83, 84, 85 ,86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103,104,105,106, & 107, Rachel's Square - Section 2, (now known as Colony Downs), of record in Plat Book 6050, Pages 124, amending Plat Book 6250, Pages 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin John Scala, an unmarried man by Warranty Deed from Lisa Patton Wheeler and Eric Paul Wheeler, wife and husband, dated 02/14/2019 and recorded 02/19/2019, of record in Instrument 201902190014847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 6050, Page 542, and Amending Plat of record in Plat Book 6250, Page 124, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6455, Page 135, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6619, Page 777, and amended restrictions recorded in Book 8030, Page 757, Notice of Recording of record in Book 11627, Page 594, Instrument 200706190073174, in the Register's Office for Davidson County, Tennessee; Grant of Easement including terms and conditions thereof as recorded in Instrument 201205210043892, Instrument 201502110012558, in the Register's Office for Davidson County, Tennessee; Charter of Rachel's Square Homeowners Association of record in Book 6683, Page 576, Register's Office for Davidson County, Tennessee; Charter of Colony Downs Homeowner's Association of record in Book 8030, Page 759, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 372278 DEEDWARR
03/13/2020 12:17:30 PM 2 pgs
Fees: $13.00 Taxes: $636.03
20200313-0028262

202003130028262

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 ☒ 4316 Baton Rouge 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 2nd day of March, 2020.

Benjamin John Scala

State of New York
County of Onondaga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin John Scala, 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 2nd day of March, 2020.

Notary Public: Shan Huang
My Commission Expires: Dec 17, 2022

SHAN HUANG
Notary Public - State of New York
No. 01HU6384624
Qualified in Onondaga County
My Commission Expires Dec. 17, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)
202003130028262