Karen Johnson Davidson County
Batch# 374305 DEEDWARR
03/18/2020 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20200318-0029961

WARRANTY DEED

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pam Smithson,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-010079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Colby Wilson and Sarah Wilson	F&M Bank	
(NAME) 728 Hardys Court	(NAME) PO Box 451	040-09-0A-018.00
(ADDRESS) Whites Creek TN 37189	(ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($379,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EMILY HAK, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH WILSON AND COLBY WILSON, WIFE AND HUSBAND, 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. 18 on the Plan of Final Plat Whites Creek Manor, R-15 Cluster Lot Subdivision, as of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Land.

Being the same property conveyed to Emily Hak, a single woman by Warranty deed from Christine L. Kidder, unmarried and Noelle B. Wright, unmarried, Tenants by the Entirety with full rights of Survivorship of record in Instrument No. 20170202-0011291 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 02, 2017.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 728 Hardys Court, Whites Creek, TN 37189
(House No.) (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 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. 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 the 13th day of March, 2020

Emily Hak by [signature] attorney in fact
Emily Hak by Laura Perry as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of March, 2020, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emily Hak and who acknowledged he/she/they executed the same as the free act and deed of the said Emily Hak.

Witness my hand and official seal, this the 13th day of March, 2020.

[signature]
Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Brooke Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

