**NEW OWNER:**

**CHARLES CRAIG WARNER**
**884 BLOOMDALE TRACE**
**HERMITAGE, TN 37076**

**SEND TAX BILLS TO:**
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
**FILE NO: 20-0281**

**Map & Parcel 086120CO5300**

**Please Return to:**
**Main Street Title, Inc.**
**971 Benders Ferry Rd.**
**Mount Juliet, TN 37122**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 376257 DEEDWARR
03/23/2020 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20200323-0031584

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($329,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THREE STAR HOMES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHARLES CRAIG WARNER, a single man, and COREY KNIGHT, a single man,** ("Grantee"), joint tenants, their heirs and assigns, forever, the following tract or parcel of land, situated and lying **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 53, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to THREE STAR HOMES, LLC, a Tennessee limited liability company by Special Warranty Deed from Prime Developers, LLC, a Tennessee limited liability company, dated February 27, 2019, and of record in Instrument No. 20190228-0018083, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **884 BLOOMDALE TRACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20180518-0047996, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of March, 2020.

THREE STAR HOMES, LLC

By: _____

David B. Foutch
Its: Special Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **David B. Foutch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Special Member** of **THREE STAR HOMES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 18th day of March, 2020.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

**********

The actual consideration or value, whichever is greater, for this transfer is **$329,900.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of March, 2020.

NOTARY PUBLIC

My commission expires: _____

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 07, 2022

# True Copy Certification

I, Ed Tignor, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

