Karen Johnson Davidson County
Batch# 380685 DEEDWARR
04/01/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20200401-0035202

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Jordan L Gwaltney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-7-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan L. Gwaltney and Darrell D. Gwaltney, Jr.	SWBC Mortgage Corporation	Parcel ID: 161 05 0A 018.00
(NAME) 719 Ashlawn Pl.	(NAME) 9311 San Pedro Ave., Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Denise R. Hess, married and Melinda Evans Green f/k/a Melinda K. Evans, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jordan L. Gwaltney, an unmarried woman, and Darrell D. Gwaltney, Jr. and Donna S. Gwaltney, husband and wife, as** Tenants in Common With Rights Of Survivorship, 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:

Situated in Davidson County, Tennessee, being Unit No. A-19 as shown on Exhibit A-2 of the Master Deed Establishing Ashlawn Place Condominiums of record in Book 6607, Page 596, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Denise R. Hess and Melinda K. Evans, as tenants in common by Warranty from Joshua P. Brummett, a single man dated May 23, 2006 and recorded May 24, 2006 in Instrument No. 200605240060967, in said Register's Office for Davidson County, Tennessee.

Denise R. Hess nor her spouse have ever resided in the subject property.

Justin Parker Green, spouse of Melinda Evans Green, joins in this instrument to convey any and all marital interest he has in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 719 Ashlawn Pl., Nashville, TN 37211

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 our hands this 25 day of March, 2020.

Denise R. Hess by Melinda Evans Green, attorney-in-fact

by Melinda Evans Green, attorney-in-fact

Melinda Evans Green f/k/a Melinda K. Evans

Melinda Evans Green f/k/a Melinda K. Evans

Justin Parker Green by Melinda Evans Green, attorney-in-fact

by Melinda Evans Green, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Melinda Evans Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that she executed the foregoing instrument on behalf of Denise R. Hess and Justin Parker Green, respectively, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Denise R. Hess and Justin Parker Green, respectively, for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2020.

Notary Public
My Commission Expires: ~~3-25-2020~~ dkd
9-7-2020
(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)