WARRANTY DEED

Karen Johnson Davidson County
Batch# 383444 DEEDWARR
04/09/2020 09:09:00 AM 2 pgs
Fees: $13.00 Taxes: $1,031.93

20200409-0037406

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(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
Hunter James Black	NEW OWNER	**044 15 0E 016.00**
(NAME)	(NAME)	
2039 Village Park Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Amanda Cavanagh, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hunter James Black, an unmarried man and Katelyn Marshall Baucom, an unmarried woman, as joint tenants with right of survivorship**, 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 Lot No. 16 on the Final Plat of Village Green, Phase 3A of record in Instrument No. 20180904-0087221, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Cavanagh, a married woman by Warranty Deed from Village Green of Old Hickory, LLC, a Tennessee limited liability company, dated 05/21/2019 and recorded 06/06/2019, of record in Instrument 201906060054267, Register's Office for Davidson County, Tennessee.

Said property was never the primary marital residence of Grantor.

Subject to all matters shown on the plat of record in Plat Instrument 201809040087221; Covenants, conditions, easements and restrictions recorded in Instrument 201707260075680, and amended in Instrument 201710030101319, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial
status or national origin; Rights of others under the terms and conditions contained in the Restrictive Covenant for Detached Structure of record in Instrument 201904010029360; Easement of record in Book 1018, Page 190; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20151008-0102842 and Rights of others under the terms and conditions contained in the Notice of Completion of record in Instrument 201905090043618, all of record in the Register's Office for Davidson County, Tennessee.

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 ☒ 2039 Village Park Circle, Old Hickory, TN 37138
(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 20 day of Mar, 2020.

Amanda Cavanagh

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Cavanagh, 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 20th day of March, 2020.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

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