Karen Johnson Davidson County
Batch# 385482 DEEDWARR
04/14/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200414-0038792

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-13-2022

(AFFIX SEAL)

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Hastings and Samuel Hastings, Wife and Husband, Tenancy By Entirety	SWBC Mortgage	142-08-0A-030.00-CO
	(NAME)	
115 Holly Forest	9311 San Pedro Ave., Ste. 100,	142-08-0A-030.00-CO
(ADDRESS)	(ADDRESS)	
Nashille, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Susan Diane Sloan, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anna Hastings and Samuel Hastings, Wife and Husband, Tenancy By Entirety, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 30, on the plan of Phase I, Coronada, Town Home Condominiums, of record in Plat Book 4860, Page 26, a Horizontal Property Regime, to and established by the Master Deed of record in Book 4901, Page 679, as amended of record in Book 5202, Page 329, as amended of record in Book 5306, Page 241, as amended of record in Book 5522, Page 675, as amended of record in Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Susan Diane Sloan, a single woman by Warranty deed from Eric W. Edwards, and wife and Angela K. Edwards of record in Instrument No. 20150205-0010916 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 115 Holly Forest, Nashille, TN 37221
(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 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 8th day of April, 2020.

Susan Diane Sloan

STATE OF Tennessee
COUNTY OF Davidson

WARRANTY DEED
(Continued)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Diane Sloan, a single woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2020.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Certificate of Authenticity

I, Cheryl Dillon, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lisa KR Wagner, a notary public for this county and state, Cheryl Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa KR Wagner

Notary's Signature

My Commission Expires: Sept. 20, 2020

Notary's Seal (If on paper)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY