Karen Johnson Davidson County
Batch# 387558 DEEDWARR
04/17/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20200417-0040389

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-8481

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David J. Sigda (NAME)	New Owner (NAME)	26-6-24
116 Butleigh Court (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **J.. Terry Veazey, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David J. Sigda, an unmarried man**, 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:

Being Lot No. 24 on the Plan of Windsor Green, Phase 1, Section 1, as of record in Book 6250, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J.. Terry Veazey, an unmarried man by Deed dated November 11, 1998 from Roy M. Maines, Jr., married, recorded November 13, 1998, in Book 11203, Page 922, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 31, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 6406, page 929, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 6396, page 542 and Book 8192, page 65, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to HOA in Book 7864, page 369, Register's Office for Davidson County, Tennessee.
5. Easements to Madison Surburban Utility District in Book 4377, page 94, Book 6636, page 824 and Book 7410, page 996, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers in Book 6117, page 290, Register's Office for Davidson County, Tennessee.
7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 116 Butleigh Court, Goodlettsville, TN 37072.

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. Whenever 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 14th day of April, 2020.

X J. Terry Veazey
J.. Terry Veazey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2020, before me personally appeared J.. Terry Veazey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY