Karen Johnson Davidson County
Batch# 387794 DEEDWARR
04/17/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,046.73
20200417-0040701

WARRANTY DEED

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-23-20
(AFFIX SEAL)

TN200798

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)
Amanda Ferguson	Same address	Parcel ID: 053 16 0 079.00
(NAME) 402 Pitts Ave.	(NAME) as new owner	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **Shawn Sinclair and Sara Barwis Lamberson NKA Sara Barwis Sinclair, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amanda Ferguson, an unmarried woman**, 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:

Beginning at a point on the East Margin of Pitts Avenue, said point being the South margin of the G. M. Kilpatrick property; thence with the Kilpatrick Line, South 54 degrees 47 minutes East 286.6 feet to a point in the West Margin of the Kenneth P. Cantrell property; thence with same, South 31 degrees 07 minutes West 64 feet to an iron pin in the North margin of the Anderson Williams property; thence with the same North 58 degrees 23 minutes West 285.0 feet to an iron pin in the East margin of Pitts Avenue; thence with the same, North 30 degrees 30 minutes East 82 feet to the point of beginning.

Being the same property conveyed to Shawn Sinclair, a single man and Sara Barwis Lamberson, a single woman by Warranty Deed from Daniel Deeb and Angela Deeb, husband and wife dated August 18, 2016 and recorded August 22, 2016 as Instrument No. 20160822-0087511, in said Register's Office for Davidson County, Tennessee.

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 402 Pitts Ave., Old Hickory, TN 37138

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 30 day of January, 2020

Shawn Sinclair

Sara Barwis Lamberson
NKA Sara Barwis Sinclair

Sara Barwis Lamberson NKA Sara Barwis Sinclair

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shawn Sinclair and Sara Barwis Lamberson NKA Sara Barwis Sinclair, the bargainor, 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.

Witness my hand and official seal, this the 30th of January, 2020.

Notary Public

My Commission Expires: 12-23-20

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022