Karen Johnson Davidson County
Batch# 389632 DEEDWARR
04/22/2020 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20200422-0042187

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me this ~~17th~~ 21st day of April, 2020.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
My commission expires: OCT 2 0 2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gary P. Austin and Noelle Austin 9512 Hearthstone Ln Brentwood TN	New Owners	160-11-0A-087.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Diane T. Payne and William R. Vlahovic, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gary P. Austin and Noelle Austin, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 87 on the Plan of Phases II, III, and IV, Hemmingwood, as of record in Plat Book 6900 Pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Diane T. Payne, by deed from Barbara C. Rose and Nena L. Couch, Co-Trustees of the Ellen C. Kuhn Trust for the benefit of Orrie A. Couch, Jr., of record in Instrument No. 20071218-0145301, Register's Office for Davidson County, Tennessee, and dated December 11, 2007.

This conveyance is made subject to the following:

1. Storm Water Detention Agreement of record in Book 6728 Page 673 Register's Office for Davidson County, Tennessee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4974 Page 788 and Book 10170 Page 584 Register's Office for Davidson County, Tennessee.

3. Dedication of common area to Hemmingwood Homeowners Association, Inc., of record in Book 6962 Page 404 and re-recorded in Book 7207 Page 84 Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of Hemmingwood of record in Plat Book 6900 Pages 7 and 8 Register's Office for Davidson County, Tennessee.

5. Charter of Incorporation of Hemmingwood Homeowners Association Inc., of record in Book 6704 Page 373, amended in Book 6936 Page 893, Book 7496 Page 163, and restated in Book 8762 Page 169 Register's Office for Davidson County, Tennessee.

6. Subject to the Covenant, Condition, or Restriction, recorded in Book 6730 Page 329, amended in Book 6892 Page 540, Book 6925 Page 268, corrected in Book 6948 Page 268, Book 7269 Page 387 and Book 7474 Page 205 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5512 Hearthstone Lane, Brentwood, TN 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of April, 2020.

Diane T. Payne

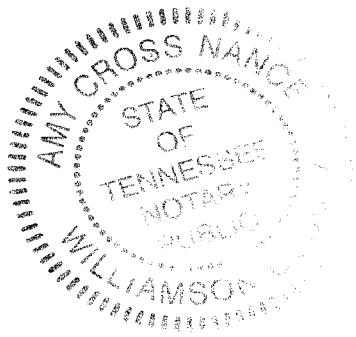
William R. Vlahovic

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of April, 2020, before me personally appeared Diane T Payne and William R Vlahovic, 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 17th day of April, 2020.

Notary Signature
My commission expires: 2/12/23



True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

