Karen Johnson Davidson County
Batch# 389756 DEEDWARR
04/22/2020 01:17:30 PM 2 pgs
Fees: $13.00 Taxes: $1,100.38
20200422-0042357

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2020-0415

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas David	USAA Federal Savings	173-08-0A-118.00-CO
(NAME)	Bank (NAME)	
3041 Bluffhollow Gap	P.O. Box 650060	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75265-0060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Robert Harrington and Rachel Harrington, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas David, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final Plat of Section Four, Deer Valley, "Cluster Lot Subdivision" of record in Instrument No. 20061012-0126729, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sally Walp Hales, unmarried by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20121108-0103207 Register's Office for Davidson County, Tennessee, dated November 07, 2012 and recorded on November 08, 2012. (Value of consideration shown in aforementioned deed $184,990.00.)

Being the same property conveyed to Robert Harrington and Rachel Harrington, husband and wife by Warranty deed from Sally Walp Hales, unmarried of record in Instrument No. 20180529-0050926 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018 and Scrivener' s Affidavit recorded on June 06, 2018 in Instrument No. 20180606-0054390. (Value of consideration shown in aforementioned deed $270,000.00.) Being also known as 3041 Bluffhollow Gap Antioch, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20061012-0126729, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee. Charter for Homeowner's Association of record as Instrument No. 20021212-0153692 and Oak Highlands/Deer Valley Homeowner's Association, Inc., Articles of Merger record as Instrument No. \lang16393 20070807-0093758, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of common area of record in Instrument Number 20040224-0020945, in the Register's Office for DavidsonCounty, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20001205-

0119205 and as Instrument No. 20020627-0077608, Instrument No. 20001205-0119206, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20010503-0045314 and Instrument No. 20020627-0077608, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Open Space of record in Instrument Number 20130523-0052436, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3041 Bluffhollow Gap, Antioch, TN 37013
(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 20th DAY OF APRIL, 2020.

Robert Harrington

Rachel Harrington

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Harrington and Rachel Harrington, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of April, 2020.

Notary Public
My commission expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021