20-CD-149

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 21, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Bledsoe	First Bank	188100A10100CO
(NAME)	(NAME)	
1435 Winding Creek Road	318 Seaboard Ln, Ste 205	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 395709 **DEEDWARR**
05/05/2020 11:35:14 AM 2 pgs
Fees: $13.00 Taxes: $910.20

20200505-0046729

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Ronald Witt and Aubrey Lynne Witt, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Bledsoe and Alayna Bledsoe, husband and wife**, hereinafter called the GRANTEE(S), their 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. 101, on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123 of record in Plat at Instrument No. 200708070093935, 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 Ronald Witt, an unmarried man by Warranty Deed from Paul Andrew Watkins and Abbey Watkins, husband and wife, dated April 13, 2017, of record in Instrument 201704190038378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 200708070093935; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200706270076581, Instrument 200708210099818, and amended Instrument 200805150049892, Instrument 200805150049893, Instrument 200708210099817, Instrument 201710020100689, Instrument 201710020100690, Instrument 201712200129697, Instrument 201801250008094, and in Instrument 200706270076582; (3) Right of Way Easement including terms and conditions thereof as recorded in Book 4588, Page 484; (4) Stormwater Detention Agreement Easement in Instrument 200604070040185, Instrument 200605260062228, and Instrument 20070702007865915; (5) Easement in Instrument 200701230009057; (6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement in Instrument 200707030079178; (7) Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement in Instrument 200707110082648; (8) Assignment of Easement in Instrument 201211210107595 and Instrument 201408270078032; (9) Charter of Carothers Crossing Homeowners record in Instrument 200703070027908, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1435 Winding Creek Road, Nolensville, TN 37135
(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 30th day of April, 2020.

Ronald Witt by Kim Hicks

Ronald Witt by Kim Hicks, Attorney in Fact

Aubrey Lynn Witt by Kim Hicks

Aubrey Lynne Witt by Kim Hicks, Attorney in Fact

State of Tennessee
County of Williamson

On this 30th day of April, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Ronald Witt and Aubrey Lynn Witt, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20200505-0046728 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of April, 2020.

Notary Public:
My Commission Expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064