WARRANTY DEED

Karen Johnson Davidson County
Batch# 396289 DEEDWARR
05/06/2020 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20200506-0047177

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/18/22

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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
Jesse A. Wise	NEW OWNER	173090A65000CO
(NAME)	(NAME)	
4344 Barnes Cove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Lauren M. Hlawati f/k/a Lauren M. Brantley, joined by husband Jason Hlawati,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jesse A. Wise**, hereinafter called the GRANTEE(S), his/her/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. 769, Section One of Phase Eight, Lenox Village, as shown on plat of record in Instrument No. 200608240104608, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lauren M. Brantley by Warranty Deed from Shannon Wetzel and Hugh R. Wetzel, dated March 21, 2014, of record in Instrument 201403250024488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 200608240104608; (2) Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument 200203150032826, as amended of record in Instrument 200212260158458, as amended of record in Instrument 200603210032383, in Instrument 200203150032825, Instrument No. 200212260158459, and Instrument No. 200603210032382; (3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200109180100849, Instrument 200109180100850, Instrument 200109180100851, and Instrument 200109180100852; (4) Charter of record in Instrument 200204120045831; (5) Stormwater Detention Agreement of record in Instrument 200206280078164 and Instrument 200512130149579, in the 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 ☒ 4344 Barnes Cove Drive, Nashville, TN 37211

(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), his/her/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), his/her/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 29th day of April, 2020.

Lauren M. Hlawati f/k/a Lauren M. Brantley

Jason Hlawati

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren Hlawati and Jason Hlawati, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2020.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

202005060047177

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

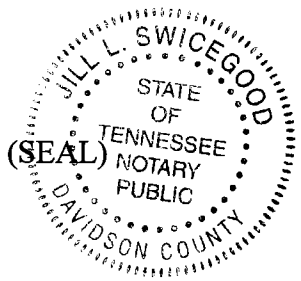
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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