WARRANTY DEED

Karen Johnson Davidson County
Batch# 397999 DEEDWARR
05/08/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20200508-0048321

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day April 2020.

Notary Public

MY COMMISSION EXPIRES: 03/13/2022

(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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
Stephen Robertson	Churchill Mortgage Corporation	095 05 0B 090.00
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 98	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood, TN 37027	
(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 **Anne Smith, married, f/k/a Anne Paquin**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen John Robertson and Gabriella Robertson, husband and wife**, 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 Unit No. 98 of Easthaven Townhomes, a Planned Unit Development, as described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Easthaven Townhomes, a Horizontal Property Regime, or record In Instrument Number 20010806-0083543, as amended in Instrument Numbers 20020709.0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee, and further described on the plan of Easthaven Townhomes shown on Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Anne Paquin, an unmarried woman by Warranty Deed from Amanda Helfrich-Essig and Todd Essig, wife and husband, dated 02/26/2015 and recorded 02/27/2015, of record in Instrument 201502270017067, Register's Office for Davidson County, Tennessee. Christopher Smith joins to convey and all interest he may have in subject property.

This conveyance subject to covenants, conditions, easements and restrictions recorded in Instrument 20010806083543, and Amended in Instrument No. 20020709082357, Instrument No. 20030425055753, Instrument No. 20031007014796l and Instrument No. 20040419043570, Instrument 20010806083542, Instrument 20020709082356, 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 ☒ 2120 Lebanon Pike, Unit 98, Nashville, TN 37210

File No.: 716268
Warranty Deed TN

unimproved ☐

This is improved ☒ 2120 Lebanon Pike, Unit 98, Nashville, TN 37210

(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 30 day April 2020..

Christopher Smith

Anne Smith f/k/a Anne Paquin

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Smith and Anne Smith, 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 he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202005080048321

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY