WARRANTY DEED

Karen Johnson Davidson County
Batch# 407243 DEEDWARR
05/28/2020 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20200528-0055242

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(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
Paul Heffington	New Owner	117150A08000CO
(NAME) 488 Broadwell Drive	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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 Sarah Seaborg, an unmarried person, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Paul Heffington, married man, 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 B-212, GREEN HILLS TERRACE CONDOMINIUM, as shown on plat of record in Book 5200, Page 64, as established under Master Deed of record in Book 5304, Page 702, amended in Book 7841, Page 557, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
Being the same property conveyed to Sarah Seaborg, unmarried by Warranty Deed dated 09/28/2009 from Susan O. Tirrill, unmarried, of record in Instrument 20091001-0091131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Book 5200, Page 64, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5304, Page 702, and amended restrictions recorded in Book 7841, Page 557, Book 9830, Page 181, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto. Amended By Laws of record in Book 9830, Page 181, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee. Dedication of Easement of record in Book 4320, Page 896, 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 ☒ 1900 Richard Jones Road, Unit B212, Nashville, TN 37215

(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 21 day of May, 2020.

Sarah Seaborg

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 Sarah Seaborg, 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 22nd day of May, 2020.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

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.

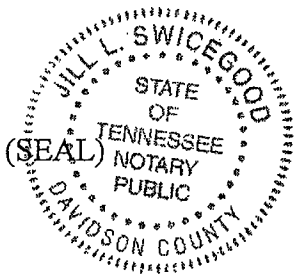
Attorney or Custodian

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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