This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7124

Karen Johnson Davidson County
Batch# 410044 DEEDWARR
06/04/2020 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20200604-0057451

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 27th day of May, 2020.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Taggert Wolverton 318 Huntington Ridge Drive Nashville TN 37211	F & M Bank 10 Cadillac Drive suite 100 Brentwood, TN 37027	161-11-0A-167.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Josh McRee and Haley Stapleton N/K/A Haley McRee, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Taggert Wolverton, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain planned unit development townhome unit situated in Davidson County, Tennessee, being Unit 167, together with the appurtenant common elements of Huntington Ridge Townhomes, as shown on site plan of Huntington Ridge Townhomes, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687; as amended in Book 4889, page 905; Book 5394, page 243; and in Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Huntington Ridge Townhomes provided in said Declaration, as amended, together with the By-Laws of record in Book 7423, page 762; as amended, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Josh McRee, an unmarried man and Haley Stapleton, an unmarried woman, joint tenants with rights of survivorship by Warranty Deed from Thomas L. Littrell and wife, Debra L. Littrell, dated September 7, 2016, recorded September 9, 2016, of record in Instrument No. 20160909-0094971, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $165,000.00)

This is improved property located at: **318 Huntington Ridge Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2020.

GRANTOR:

Josh McRee

Haley McRee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josh McRee and Haley McRee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2020.

Notary Public
My Commission expires: 9-14-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202006040057451

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

