WARRANTY DEED

Karen Johnson Davidson County
Batch# 414868 DEEDWARR
06/15/2020 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20200615-0061078

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-040769

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Madelyn Rodgers Herbert and Guy W. Davenport, III	First Community Mortgage, Inc.	
(NAME) 1406 Harwood Drive	(NAME) 262 Robert Rose Drive, Suite 200	083-04-0-005.00 And 083-04-0-005.01
(ADDRESS) Nashville, TN 37206	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ABIGAIL HEWITT, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MADELYN RODGERS HERBERT AND GUY W. DAVENPORT, III, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel A:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Porter Heights, Part Four, as of record in Book 1424, page 103, Register's Office for said County. Said Lot No. 6 fronts 65 feet on the West side of Harwood Drive, and runs back between parallel lines 200 feet to a dead line.

Parcel B:

Being the Southerly 65 feet of the Northerly 247.85 feet of the Easterly 125 feet of Lot No. 64 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey made by Cantrell and Connell, Engineers, May 22, 1951, as follows:

Beginning at the Northwest corner of Lot No. 6 on the Plan of Porter Heights, Section 4, as of record in Book 1424, page 103, said Register's Office; thence with Westerly line of said Lot No. 6 Southwardly 65 feet to the corner of Lots No. 6 and 7; thence Westwardly and parallel with the line between Lots No. 6 and 7, 125 feet; thence North 1 degree 48 ' East 65 feet to a point opposite the corner of Lots No. 5 and 6; thence Eastwardly 125 feet to the beginning.

Being the same property conveyed to Abigail Hewitt, an unmarried woman by Warranty deed from Kristy Doherty, married of record in Instrument No. 20171027-0110374 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 27, 2017.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1406 Harwood Drive, Nashville, TN 37206
(House No.) (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 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. 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.

Witness my/our hand(s) this the 2nd day of June, 2020

Abigail Hewitt 2020-06-02

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me by audio-video communication, Laura Perry, a Notary Public of this county, Abigail Hewitt, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2020.

Notary Public

My Commission Expires: Sep. 20, 2023

(SEAL)

LAURA PERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
September 20, 2023

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

