WARRANTY DEED

Karen Johnson Davidson County
Batch# 416349 **DEEDWARR**
06/16/2020 03:06:52 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20200616-0062335

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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
John Abbott Robinson III	new owners	173110A07300CO
(NAME)	(NAME)	
808 Garrett Way Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Justin Thomas Pullen and Lisa L. Pullen, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Abbott Robinson III and Molly Beth Robinson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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(s) 52, as shown on the map entitled Section Three, Stanford Village, of record in Instrument No. 20011217-0139079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Thomas Pullen and Lisa L. Pullen, husband and wife by Warranty Deed from Phillip Michael Garner, unmarried, dated 03/10/2017 and recorded 03/13/2017, of record in Instrument 201703130024196, 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 Plat Instrument 200112170139079, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 200002280019107, amended restrictions recorded in Instrument 200003010020280, Instrument 200103190026310, Instrument 200201230009420, Instrument 200411080134204, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Right of Way Easement including terms and conditions thereof as recorded in Book 4218, Page 425, Register's Office for Davidson County, Tennessee.
Right of Way Easement including terms and conditions thereof as recorded in Book 4229, Page 43, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement including terms and conditions thereof as recorded in Book 9466, Page 794, Register's Office for Davidson County, Tennessee.
Right of Way Easement including terms and conditions thereof as recorded in Book 11208, Page 14, Register's Office for Davidson County, Tennessee.
Right of Way Easement including terms and conditions thereof as recorded in Book 11263, Page 503, Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Book 11493, Page 254, Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Instrument 200103290030191, Register's Office for Davidson County, Tennessee.
Charter of Stanford Village Homeowners record in Instrument 200002170016310, Register's Office for Davidson County, Tennessee.
Quitclaim Deed conveys to Stanford Village Homeowners Association of record in Instrument 200404220045792, Register's Office for Davidson County, Tennessee.
By-laws of Stanford Village Homeowners Association record in Instrument 200002170016311, 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 ☒ 808 Garrett Way Court, Antioch, TN 37013

(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), their heirs and/or 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), their heirs and/or 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 12th day of June, 2020.

Justin Thomas Pullen

Lisa L. Pullen

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 Justin Thomas Pullen and Lisa L. Pullen, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June, 2020.

Notary Public:

My Commission Expires: 11/17/21

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

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY