# WARRANTY DEED

Karen Johnson Davidson County
Batch# 417550 DEEDWARR
06/17/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20200617-0063244

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

DCheers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF JUNE, 2020.

Karla A. Morris
Notary Public

MY COMMISSION EXPIRES: 3-11-24
(AFFIX SEAL)

KARLA A. MORRIS NOTARY PUBLIC TENNESSEE COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kevin C. Brummett and Rowan Brummett | Wilson Bank & Trust | Parcel ID: 151 09 0B 206.00 |
| (NAME) 5505 Dory Dr | (NAME) 1436 West Main Street | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Lebanon, TN 37087 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Albert H. Stratton and wife, Ewa M. Stratton,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin C. Brummett and Rowan Brummett, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Phase 4, Lakeside Cove at Percy Priest, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Albert H. Stratton and wife, Ewa M. Stratton, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20071221-0146505, in the Register's Office of Davidson County, Tennessee, dated December 19, 2007 and recorded on December 21, 2007. Ewa M. Stratton and Eva M. Stratton are one in the same.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5505 Dory Dr, Antioch, TN 37013

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 our hands this 10 day of June, 2020

Albert H. Stratton

Ewa A/K/A Eva M. Stratton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Albert H. Stratton and Ewa A/K/A Eva M. Stratton, the 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 10th of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12-2-23

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY