Karen Johnson Davidson County
Batch# 421556 DEEDWARR
06/22/2020 07:13:30 AM 3 pgs
Fees: $18.00 Taxes: $900.84
20200622-0066002

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,470.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2020.

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G20-8895

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Austin James Gammon and Ashleigh Louise Gammon<br>(NAME) | CapStar Bank<br>(NAME) | 53-9-B-30 CO |
| 1641 Cumberland Station<br>(STREET ADDRESS) | 2002 Richard Jones Road, Ste A300<br>(STREET ADDRESS) | |
| Madison, TN 37115<br>(CITY) (STATE) (ZIP) | Nashville, TN 37215<br>(CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cody Winford, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin James Gammon and Ashleigh Louise Gammon, 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:

Being Lot No. 212 of Cumberland Station, Section 1 at Wilson Camp, as shown by plat of record in Plat Book/Instrument No. 20011009-0109759 of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cody Winford, an unmarried man by Deed dated March 23, 2016 from Andy Regg, a married man, recorded March 28, 2016, in Instrument Number 20160328-0028529, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20011009-0109759, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 10585, page 496, Instrument Nos. 20011015-0112096, 20020722-0087864, 20020919-0114055, 20020919-0114056, 20031030-0159798, 20031030-0159799, 20040213-0017394, 20041115-0136852, 20041115-0136853, 20060213-0017249, 20061024-013768, 20061024-0131769, Register's Office for Davidson County, Tennessee.
3. Charter of HOA in Instrument No. 20011017-0113082, said Register's Office.
4. Common area conveyed to HOA in Instrument No. 20030214-0020550 & 20011126-0128251, said Register's Office.
5. Stormwater Detention Agreement in Instrument No. 20020722-0087470, said Register's Office.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1641 Cumberland Station Boulevard, Madison, TN 37115.

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.

Witness my/our hand(s) this 18th day of June, 2020.

Cody Winford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2020, before me personally appeared Cody Winford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY