WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED FORTY-TWO THOUSAND SEVEN HUNDRED SIXTEEN DOLLARS AND NO CENTS ($242,716.00)

Amanda Wrenford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 421829 DEEDWARR
06/22/2020 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $898.05
20200622-0066349

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SOHAILA T. WILLIS, CHARLES M. WILLIS, and SALEEM T. WILLIS (NAME)	**SOHAILA T. WILLIS, CHARLES M. WILLIS, and SALEEM T. WILLIS** (NAME)	**PARCEL: 086-07-0A-047.00-CO**
912 Moleah Court Hermitage, Tennessee 37076 (ADDRESS)	**912 Moleah Court Hermitage, Tennessee 37076** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of June 2020, the undersigned, **KEVIN P. ROONEY, a married man, AND WILLIAM K. HERRIFORD, his spouse,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and warrant to **SOHAILA T. WILLIS, CHARLES M. WILLIS, AND SALEEM T. WILLIS,** hereinafter called the Grantees, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of 912 Moleah Court, Hermitage, Tennessee 37076 and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Bret Ridge, as shown on Plat of record in Plat Book 6900, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin P. Rooney, a married man and William K. Herriford, his spouse, by Warranty Deed from Imogene W. Mills, widowed, of record in Instrument No. 20180124-0007574, in the Register's Office of Davidson County, Tennessee, dated January 18, 2018 and recorded on January 24, 2018.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the follow:

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 Plat Book 6900, page 121, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Book 6947, page 577, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7030, page 527 and Book 7047, page 171, and in any allied instrument(s) referred to in said restrictions.
4. Common Area conveyed to Homeowner's Association of record in Book 7052, page 305, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement as recorded in Book 7009, page 940, Register's Office for Davidson County, Tennessee.
6. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this the 18th day of June, 2020.

GRANTOR: KEVIN P. ROONEY

Kevin P. Rooney

GRANTOR: WILLIAM K. HERRIFORD

William K. Herriford

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, Kevin P. Rooney, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 18th day of June, 2020.

GRUNER C COLLINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06-07-2021
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission expires: 6-7-2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, William K. Herriford, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 18th day of June, 2020.

GRUNER C COLLINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06-7-2021
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission expires: 6-7-2021

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

