22234
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Howard G. Hill, Jr.
Barbara B. Pippin
158 Stoners Glen Court
Hermitage, TN 37076-2263

Send Tax Bills to:
New Owner

Karen Johnson Davidson County
Batch# 425731 **DEEDWARR**
06/25/2020 09:19:56 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20200625-0068621

Map/Parcel: 075150A15800CO

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 hereby acknowledged, I/we, **Darin G. Anderson and Dana M. Anderson, husband and wife,** hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Howard G. Hill, Jr. and Barbara B. Pippin, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot/Unit No. 158 on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument No. 20001208-0121075 and corrected in Instrument No. 20010117-0005055 and Instrument No. 20010109-0002802, 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 Darin G. Anderson and Dana M. Anderson, husband and wife, by Warranty Deed from William H. Emery, an unmarried man, dated November 27, 2019, and filed in Instrument No. 20191204-0125084, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; All matters as set forth per Instrument No. 20001208-0121075, Instrument No. 20010109-0002802, Instrument No. 20010117-0005055; Declaration of Covenants, Conditions and Restrictions in Instrument No. 20000526-0052723, as amended in Instrument No. 20001215-0123565; Easements in Book 6838, page 490 and Book 8140, page 361; and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 158 Stoners Glen Court, Hermitage, TN 37076-2263

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 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 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) as on the date shown on the Notary forms.

Darin G. Anderson

Dana M. Anderson

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darin G. Anderson and Dana M. Anderson,** the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of June, 2020.

Notary Public

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $359,900.00

Affiant

Subscribed and sworn to before me this 24th day of June, 2020.

Notary Public

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022