Karen Johnson Davidson County
Batch# 431342 DEEDWARR
07/07/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $467.31
20200707-0072633

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,300.00

Affiant 7/6/2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Robert C. Westerfield	SEND TAX BILLS TO: First Community Mortgage, Inc	MAP-PARCEL NUMBERS
(NAME) 404 Oak Forge Drive	(NAME) 262 Robert Rose Drive, Suite 200	163110A03100CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **The von Haberstroh Company, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert C. Westerfield, a single man ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 31 on the plan of Third Revision, Bell Forge Village, Section Two, of record in Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The von Haberstroh Company, LLC by virtue of that certain Warranty Deed dated April 6, 2017, and being of record at Instrument No. 20170406-0033844 and Scrivener's Affidavit at Instrument No. 20170411-0035314 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 250, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6350, Page 858 and Book 7224, Page 209, By-Laws of recordin Book 6040, Page 576, Book 6306, Page 644 and Book 11348, Page 899, Charter recorded at Book 6887, Page 496 and Book 7491, Page 886, Common Area of record in Book 7224, Page 241, Book 7461, Page 656 and Book 7552, Page 83, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 404 Oak Forge Dr. 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 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 my hand this 2nd day of July, 2020.

The von Haberstroh Company, LLC

David John Deaton, President

David John Deaton, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David John Deaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The von Haberstroh Company, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

WITNESS my hand and official seal at office this 2nd day of July, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

