Karen Johnson Davidson County
Batch# 431382 DEEDWARR
07/07/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20200707-0072722

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July, 2020.

Allison M Noble
Notary Public

MY COMMISSION EXPIRES: June 23, 2023

(AFFIX SEAL)

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 23

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen H. Daniels	New Owner	
(NAME)	(NAME)	
2312 Hidden Terrace Ct.	2312 Hidden Terrace Ct.	072080A00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216.	
(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, **Robert Sweeney and Kaela Sweeney, Husband and Wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colleen H. Daniels, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. A on the Plan of 2312 Hidden Terrace Court Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20171206-0124468, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Sweeney and Kaela Sweeney by virtue of that certain Warranty Deed dated May 11, 2018, and being of record at Instrument No. 20180514-0045901 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20171206-0124468 - EXHIBIT "A", Page. Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20171206-0124468, Instrument No. Book 6345, Page 472. Easements of record at Book 843, Page 98, Book 4045, Page 230, Book 6518, Page 716, 719 and Instrument No. 20180510-0045018, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2312 Hidden Terrace Ct. Nashville, TN 37216
(unimproved) (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 01 day of July, 2020.

Robert Sweeney

Kaela Sweeney

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Sweeney and Kaela Sweeney,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 01 day of July, 2020.

Notary Public

My Commission Expires: 05.19.2024

JENNIFER C SKINNER
Notary Public, Georgia
Clarke County
My Commission Expires
May 19, 2024

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY