WARRANTY DEED

Karen Johnson Davidson County
Batch# 435524 DEEDWARR
07/10/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200710-0075662

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2020.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TDG Properties, LLC	TDG Properties, LLC	
(NAME) 751 Plantation Blvd	(NAME) 751 Plantation Blvd	087050A01600CO
(ADDRESS) Gallatin, TN 37066	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Front Porch Realty, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TDG Properties, LLC**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot Number 16 on the plan of Farmington Woods Phase 1, as shown on plat of record in Plat Book 7900, Page 228, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Front Porch Realty LLC by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington D.C., dated 11/07/2011 and recorded 11/10/2011, of record in Instrument 201111100088049 and Scrivener's Affidavit of recorded in Instrument 201202140012854, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary plat of record in Plat Book 7900, Page 173, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 7900, Page 228, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8238, Page 176, First Amendment to Declaration of record in Book 8351, Page 533, Third Amendment to Declaration of record in Book 8447, Page 635, Supplementary Declaration of record in Book 8423, Page 784, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement recorded in Instrument 200206030066713, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 8199, Page 852, in the Register's Office for Davidson County, Tennessee. Charter of Farmingham Woods Homeowners Association of record in Book 8245, Page 768, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Farmingham Woods Homeowners Association of record in Book 8245, Page 772 and Deed of Correction of recorded in Book 8310, Page 341, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5907 Colchester Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of July, 2020.

Front Porch Realty, LLC.

Jack A. Jones, Sole Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack A. Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Member the within named bargainor, a TN Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jack A. Jones, as such Sole Member.

Witness my hand and Official seal this 9th day of July, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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

