WARRANTY DEED

Karen Johnson Davidson County
Batch# 454115 DEEDWARR
08/11/2020 12:18:24 PM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20200811-0089234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00

Jami Crain
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 2, 2023

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1915LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jami Crain and Kevin Crain	NEW OWNER	
7509 Stecoah Street		181 03 0A 293.00
Brentwood, TN 37027		

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, WE,

KREIJONSKY X. BOUGARD AND WIFE, TAMEKIA L. BOUGARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMI CRAIN AND HUSBAND, KEVIN CRAIN

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 102 as shown on the Plan of Revision One, Section Two of Phase One, Addition to Indian Creek, of record in Instrument No. 20070720-0086794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kreijonsky X. Bougard and Tamekia L. Bougard, husband and wife as joint tenants, by Warranty Deed from Anthony Munyaka and wife, Hannah Kamau, of record in Instrument No. 20150615-0056586, in the Register's Office of Davidson County, Tennessee, dated June 11, 2015 and recorded on June 15, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Section Two of Phase One, Addition to Indian Creek, as recorded in Plat Instrument 20070720-0086794.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553, Supplement and Amended in Instrument No. 20070606-0067791.

5. StormWater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20041025-0128024 and 20060526-0062237.

This is improved property known as 7509 Stecoah Street, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 10th day of August, 2020.

Kreijonsky X. Bougard

Tamekia L. Bougard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KREIJONSKY X. BOUGARD AND TAMEKIA L. BOUGARD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of August, 2020.

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Notary Public

My Commission Expires: