WARRANTY DEED

Karen Johnson Davidson County
Batch# 457538 DEEDWARR
08/14/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200814-0091520

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tamara Baynham and Stevie Watson	Tamara Baynham and Stevie Watson	Parcel ID: 151-09-0A-026.00
(NAME) 6341 Paddington Way	(NAME) 6341 Paddington Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffery A. Jacobs and Andrea R. Jacobs, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tamara Baynham and Stevie Watson, wife and husband**, 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. 26, on the plan of Phase 1, Section 1, Long Hunter Chase, Phase 1, as shown on plat of record in Plan Book 7900, Pages 829, 830 and 831, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery A. Jacobs and Andrea R. Jacobs, husband and wife By Warranty Deed from William F. Van Mullen and wife, Doris J. Van Mullen dated April 30, 2015, recorded May 4, 2015, of record in Instrument No. 20150504-0040034, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 7900, Page 829, 830 and 831, in the Register's Office of Davidson County, Tennessee.

Declaration of Restrictions, Protective Covenants and Easements recorded at Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942 and Instrument No. 20130226-0019266, in the said Register's Office.By-Laws of recordin Book 9430, Page 279, in the said Register's Office.Charter recorded at Book 9433, Page 953, in the said Register's Office. Easements of record at Book 9588, Page 930, as recorded in the said Register's Office. Deed of Conveyance of record in Book 9988, Page 946, in the said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6341 Paddington Way, Antioch, TN 37013

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 our hands this 12 day of August, 2020

Jeffery A. Jacobs

Andrea R. Jacobs

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeffery A. Jacobs and Andrea R. Jacobs, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2020.

Notary Public

My Commission Expires: 11-20-2023

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 7-5-21