Karen Johnson Davidson County
Batch# 471648 DEEDWARR
09/08/2020 12:00:30 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20200908-0101945

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

X Melinda Jean Purvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2020

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Melinda Jean Purvis, a single woman	Melinda Jean Purvis, a single woman	
(NAME)	(NAME)	34-3-B-102CO
102 Churchill Crossing	102 Churchill Crossing	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202147

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, I/we, **Leah Dawn Skimmeyhorn and Robin Beth Skimmeyhorn Swanner** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Melinda Jean Purvis, a single woman**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 102, Building 1, on the Horizontal Property Regime of Churchill Crossing Condominiums as recorded in the Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and Instrument 20050829-0103075, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Novie C. Skimmeyhorn and husband, Charles R. Skimmeyhorn by Warranty Deed from Dottie C. Elliott, unmarried, dated January 9, 2004 and filed of record in Instrument 20040115-0006354, Register's Office for Davidson County, Tennessee. The said Charles R. Skimmeyhorn is now deceased, having died on or about April 13, 2008, leaving the said Novie C. Skimmeyhorn, the surviving tenant by the entirety and sole owner of said land. The said Novie C. Skimmeyhorn conveyed her interest in said land to Novie Claudean Skimmeyhorn, a widow, and Leah Dawn Skimmeyhorn, joint tenants by Quitclaim Deed dated February 17, 2016 and filed of record in Instrument 201602240017369, Register's Office for Davidson County, Tennessee. Novie C. Skimmeyhorn having died intestate on or about September 10, 2016 leaving property vested in her children Leah Dawn Skimmeyhorn and Robin Beth Skimmeyhorn Swanner as evidenced by Affidavit of Heirship of record in Instrument No. 20200908-0101943 Register's Office for Davidson County, Tennessee
20200908-0101944

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Churchill Crossing Condominiums and filed of record in Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and Instrument 20050829-0103075, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 102 Churchill Crossing, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of September, 2020

Leah Dawn Skimmeyhorn

Robin Beth Skimmeyhorn Swanner

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Leah Dawn Skimmeyhorn and Robin Beth Skimmeyhorn Swanner, the within named 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, at office, this 4th of September, 2020.

Notary Public
My Commission Expires: 8/30/22

