WARRANTY DEED

Karen Johnson Davidson County
Batch# 471929 DEEDWARR
09/09/2020 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,496.65
20200909-0102348

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/20/24

(AFFIX SEAL)

EMILY CROSS NOTARY PUBLIC TENNESSEE COUNTY OF CHEATHAM

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
Melanie Norton	New Owner	
(NAME)	(NAME)	
409 Landings Way		087020A00900CO
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **We Roy James Oaks and Sandra Gail Oaks, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melanie Norton, an unmarried woman and Jay Mantei, an unmarried man**, 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, being Lot No. 9 on the Plan of Final Plat, Cobblestone Landing, Phase 1, as shown on plat of record in Instrument 200508220099471, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the said property.

Being the same property conveyed to Roy James Oaks and Sandra Gail Oaks, husband and wife by Warranty Deed from Ernest G. McAninch and wife, Lee Ann McAninch, dated 06/25/2018, and recorded 07/02/2018, of record in Deed Instrument 201807020064082, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200508220099471, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200508290103476, and amended recorded in Instrument 201504090031383, Instrument 201604130035478, and Instrument 201604130035479, Register's Office for Davidson County, Tennessee. All matters including but not limited to an Easement including terms and conditions thereof as recorded in Book 5168, Page 898, and 5168, Page 902, Book 5168, Page 910, Book 6286, Page 272, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 7079, Page 196, and rerecord in Book 7083, Page 435, and Book 7607, Page 135, Register's Office for Davidson County, Tennessee. All matters including but not limited to an Easement including terms and conditions thereof as recorded in Book 7408, Page 402, and Book 7408, Page 406, Register's Office for Davidson County, Tennessee. Joint Access and Public Utility Easements including terms and conditions thereof as recorded in Book 8190, Page 75, Register's Office for Davidson County, Tennessee. Water Line Easement including terms and conditions thereof as recorded in Book 11476, Page 233, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 11476, Page 235, Register's Office for Davidson County, Tennessee. Stormwater

Detention Agreement recorded of record in Instrument 200311060163210, 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 ☒ 409 Landings Way, Mount Juliet, TN 37122

(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 1st day of September, 2020.

Roy James Oaks

Sandra Gail Oaks

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy James Oaks and Sandra Gail Oaks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of September, 2020.

Notary Public:
My Commission Expires: 3.17.21

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

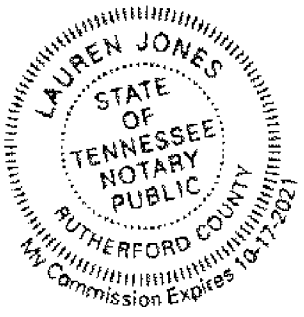
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22