Karen Johnson Davidson County
Batch# 476137 DEEDWARR
09/15/2020 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20200915-0105201

WARRANTY DEED

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven T. McIntyre	Steven T. McIntyre	098-13-0-A-014.00 CO
(NAME)	(NAME)	
4753 Cape Hope Pass	4753 Cape Hope Pass	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Srinivasa R. Hari, an unmarried person** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven T. McIntyre,** _____, HEREINAFTER CALLED THE GRANTEE, HIS 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, AND BEING LOT NUMBER 14 ON THE PLAN OF PHASE ONE, SECTION TWO, NEW HOPE POINT, AS OF RECORD IN BOOK 9700, PAGE 431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SRINIVASA R. HARI, AN UNMARRIED PERSON, BY WARRANTY DEED FROM DENNA VANTREASE AND WILLIAM RYAN VANTREASE, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF MARK DALTON VANTREASE, HEIRS OF THE ESTATE OF MARK DALTON VANTREASE, DECEASED, DATED AUGUST 21, 2015, OF RECORD IN INSTRUMENT NO. 20150827-0087048, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 4753 Cape Hope Pass, 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 9700, page 431; Restrictions of record in Book 10290, page 1, re-recorded in Instrument No. 20000628-0064247; Book 10330, page 782 and Book 10537, page 110; By-Laws of record in Instrument No. 20080623-0064598 and Instrument No. 20160128-0008367; Articles of Incorporation/ Charter of record in Instrument No. 20000607-0056879; Deed to Homeowners Association for common area of record in Instrument No. 20000607-0056880; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 11 day of September, 2020.

Srinivasa R. Hari

State of MA
County of Worcester

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Srinivasa R. Hari, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Worcester (city), MA (state), this 11th day of September, 2020.

Notary Public
My Commission Expires: 5/25/23

MICHELLE B. HIPPERT
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 25, 2023

File No.: 32744

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY