Karen Johnson Davidson County
Batch# 478329 DEEDWARR
09/18/2020 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20200918-0107080

WARRANTY DEED

BARRY MOODY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

My Commission Expires Sept. 26, 2022

STATE OF TENNESSEE
COUNTY OF HAMILTON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/26/2022

(AFFIX SEAL)

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
Michael Joseph Colon	New Owner	
(NAME)	(NAME)	
725 Hallcrest Court		098 05 0A 054.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 Todd David Halterman and Lisa Marie Halterman, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Joseph Colon, a married man and Peyton Spottswood Mathis IV, a married man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in the Davidson County, Tennessee.

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Hampton Hall, of record in Plat Book 9700, Page 662, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd David Halterman and wife, Lisa Marie Halterman by Warranty Deed from Matthew A. Kershaw and Charleen W. Kershaw, husband and wife, dated 05/14/2013 and recorded 06/13/2013, of record in Instrument 201306130060273, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 216, and Plat Book 9700, Page 662, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10278, Page 257, and Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947 and Book 10956, Page 520, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 11367, Page 156, Register's Office for Davidson County, Tennessee. Rights of others under the terms and conditions contained in the Charter of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee. Quit Claim Deed to Hampton Hall Homeowners Association Inc of record in Book 11577, Page 620, 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 ☒ 725 Hallcrest Court, 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(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 15th day of September, 2020.

Todd David Halterman

Lisa Marie Halterman

State of Tennessee
County of HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd David Halterman and Lisa Marie Halterman, 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 15th day of September, 2020.

Notary Public:
My Commission Expires: 9/26/2022



My Commission Expires
Sept. 26, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022