BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 479620 DEEDWARR
09/21/2020 09:37:54 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200921-0107633

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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
Nathan Chesley Lybarger	SAME	064150A02600CO
(NAME)	(NAME)	
612 Sweetwater Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, I/we **Deborah A Conover, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nathan Chesley Lybarger, unmarried,** 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 in Davidson County, State of Tennessee, Being Lot No. 65 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697 as corrected in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Deborah A. Conover, an unmarried woman by Warranty Deed from D. Wilson Ochoa, unmarried, dated 05/29/2015 and recorded 06/02/2015, of record in Instrument 201506020051108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the Boundary plat of record in Plat Book 7900, Page 625, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 7900, Page 697 and Corrected in Book 9432, Page 449, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 9231, Page 719 and Supplemental Declaration of record in Book 9547, Page 904, 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 ☒ 612 Sweetwater Circle, Old Hickory, TN 37138

(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 17th day of September, 2020.

Deborah A Conover

Deborah A Conover

State of Texas
County of Austin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah A Conover, 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 17th day of September, 2020.

Natalie Tiemann

Notary Public:
My Commission Expires: 12/29/2021

NATALIE TIEMANN
My Notary ID # 128134954
Expires December 29, 2021

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