WARRANTY DEED

Karen Johnson Davidson County
Batch# 489691 DEEDWARR
10/05/2020 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20201005-0115283

912308

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES 10/07/23
(AFFIX SEAL)

KAELA LEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10/7/2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Boulegard, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathryn Hicock and Michael Spragan	Accurate Mortgage Group	Parcel ID: 075120F10500C
(NAME)	(NAME)	
735 Tulip Grove Road	306 North Creek Blvd Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandi M. White and Brittany M. White**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathryn Anne Hicock, an unmarried woman, and Michael Willard Spragan, an unmarried man, as tenants in common with right of survivorship**, 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:

Being Unit 126, Tulip Cove Townhomes, Exhibit "B", as established under Master Deed of record in Instrument Number 20020525-0059119, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a particular description of said unit.

Being the same property conveyed to Brandi M. White and Brittany W. White, by, Warranty Deed from Troy T. Hawk and Holly Hawk, of record in Instrument No. 20160615-0060497, in the Register's Office of Davidson County, Tennessee, dated May 19, 2016 and recorded on June 15, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 735 Tulip Grove Road, Suite 126, Hermitage, TN 37076

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 we do covenant with the said Grantees 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 Grantees, their 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.

Witness our hands this 1 day of OCTOBER, 2020

Brandi M. White

Brandi M. White

Brittany M. White

Brittany M. White

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brandi M. White and Brittany M. White, the 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 and official seal, this the 1st of October, 2020.

Notary Public

My Commission Expires:

(SEAL) 10/7/23

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

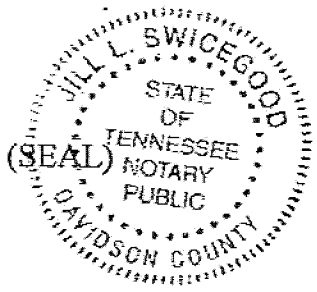
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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