WARRANTY DEED

Karen Johnson Davidson County
Batch# 499993 DEEDWARR
10/21/2020 02:44:44 PM 2 pgs
Fees: $13.00 Taxes: $1,142.93

20201021-0122501

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,900.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2020.

_____ Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Morris	New Owner	Map & Parcel 098 05-OA 007.00-CO
(NAME)	(NAME)	
6124 Hampton Hall Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, WE, Leslie Lynn Scales and Moreland Scales, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Morris and Stevie Morris, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Section 1, Hampton Hall, of record in Plat Book 9700, Page 290 & 291, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Leslie Lynn Scales and Moreland Scales, wife and husband by deed from Brookfield Relocation, Inc. of record in Instrument 20150508-0042529, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants Conditions and Restrictions of record in Record Book 10278, Page 257; First Supplement to Declaration of Covenants and Restrictions of record in Record Book 10301, Page 184; Second Supplement to Declaration of Covenants and Restrictions of record in Record Book 10956, Page 520; Fourth supplement to Declaration of Covenants and Restrictions of record in Record Book 11573, Page 512; First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Record Book 10444, Page 460; Second Amendment to Declaration of Conditions, Covenants and Restrictions of record in Record Book 10640, Page 947, said Register's Office.

The conveyance is subject to Homeowners Association Deed of record in Record Book 11577, Page 620; Homeowners Association Deed of record in Record Book 10420, Page 359 and Homeowners Association Deed of record in Instrument 20000728-0074532, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 9700, Page 290-291, Register's Office, Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 6124 Hampton Hall Way, 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 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 16th day of October, 2020.

Leslie Lynn Scales

Moreland Scales

STATE OF TENNESSEE

COUNTY OF Robertson

On this 16th day of October, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leslie Lynn Scales and Moreland Scales**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER