Return to:

Karen Johnson Davidson County
Batch# 504952 DEEDWARR
10/30/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20201030-0126532

#2079

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Troy Adam Anderson and wife, Huimin Wang	New Owner	Map: 98-13A-0
4748 Cape Hope Pass		Parcel: 047.00CO
Hermitage, TN 37076		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **JERRE FLY AND WIFE, MEREDITH FLY**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **TROY ADAM ANDERSON AND HUIMIN WANG, HUSBAND AND WIFE,** ("The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 47, on the Plan of Phase One, Section Two, New Hope Point, of record in Plat Book 9700, page 431, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Bing the same property conveyed to Jerre Fly and Meredith Fly, husband and wife, by warranty deed dated February 3rd, 2012 from Patrick Brian Whitnel and wife, Julie Ann Whitnel of record in Instrument No. 20120208-0011235, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2020 Taxes, a lien now due and payable and assumed by Grantees.
2. Restrictions of record in Book 10290, page 1, Book 10327, page 780, Book 10330, page 782, Book 10535, page 110, Book 10659, page 528, Instrument No. 20000628-0064247, said Register's Office.
3. By-Laws of record in Instrument No 20080623-0064598 and in Instrument No. 20160128-0008367, said Register's Office.
4. Charter of record in Instrument No. 20000607-0056879, said Register's Office.
5. Open Space of record in Instrument No. 20000607-0056880, said Register's Office.
6. Any and all matters appearing on the Plan of record in Plat Book 9700, page 431, said Register's Office.

This is improved property commonly known as **4748 CAPE HOPE PASS, HERMITAGE, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2020.

Notary public:
My commission expires: 11-8-21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of September, 2020.

JERRE FLY

Meredith Fly
MEREDITH FLY

[STATE OF TENNESSE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERRE FLY AND MEREDITH FLY** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, on this 30th day of September, 2020.

Notary Public
My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212