Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Greater Nashville Title

Karen Johnson Davidson County
Batch# 508641 DEEDWARR
11/04/2020 09:29:12 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20201104-0128972

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Stephen J. Roberson**, an unmarried person, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Roger Barnett and wife, Patricia Apple**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Phases II, III and IV, Hemmingwood of record in Plat Book 6900, Page 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20050708-0079290, Register's Office of Davidson County, Tennessee.
>
> Being also known as 5609 Hearthstone Lane, Brentwood, Tennessee 37216.
>
> Tax/Map ID: 160-11-0A-030.00
>
> Description same as previous deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended in Book 6892, Pages 540, 541 and 542, Book 6925, Page 268, as corrected in Book 6948, Page 268, and Page 269, Book 7269, Page 387,

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $515,000.00.

Affiant

Subscribed and sworn to before me, this 3 day of November, 2020.

Notary Public

My commission expires:
5-22-2023

MARK RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-22-2023

NEW PROPERTY OWNERS:

Roger A. Barnett and Patricia Apple
5609 Hearthstone Lane
Brentwood, TN 37027

PERSON(S) RESPONSIBLE FOR TAXES:

Roger A. Barnett and Patricia Apple
5609 Hearthstone Lane
Brentwood, TN 37027

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Book 7474, Pages 205 and 206, Book 8762, Page 173, and Instrument No. 20130619-0062819, Register's Office of Davidson County, Tennessee; Charter of record in Book 7496, Page 163, and Book 8762, Page 169, Register's Office of Davidson County, Tennessee; Charter of record in Book 6704, Page 373, Book 6936, Page 893, amended in Instrument No. 20160308-0022181, and Instrument No. 20160308-0022182, Register's Office of Davidson County, Tennessee; dedication of common area of record in Book 6962, Page 404, as re-recorded in Book 7207, Page 84, Register's Office of Davidson County, Tennessee; easements of record in Book 7310, Page 777, Book 7372, Page 939, Book 8125, Page 177, and in Book 10170, Page 584, Register's Office of Davidson County, Tennessee; Agreement of record in Book 6728, Page 672, Register's Office of Davidson County, Tennessee; easements of record in Book 7597, Pages 691, 695, 723, and 728, Register's Office of Davidson County, Tennessee; Utility Easement of record in Instrument Number 20001220-0124745, Register's Office of Davidson County, Tennessee; rights of others in and to the common areas and/or elements; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 3 day of November, 2020.

Stephen J. Roberson

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Stephen J. Roberson, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of November, 2020.

My commission expires:
5-22-2023

Notary Public

MARK RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-22-2023