WARRANTY DEED

Karen Johnson Davidson County
Batch# 509642 DEEDWARR
11/06/2020 09:16:03 AM 2 pgs
Fees: $13.00 Taxes: $1,960.63

20201106-0130307

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whicheves is greater, for this transfer is **$529,900.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2020.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sean Corritore	**Cardinal Financial Co.,Limited Partnership**	**Map 172-13-0-A Parcel 067.00co**
305 Swynford Court	**P. O. Box 0054**	
Brentwood, TN 37027	**Palatine, IL 60055-0054**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Austin Taylor and Courtney K. Taylor, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Corritore, an unmarried man

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. 17, on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, Pages 902-906, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Austin Taylor and Courtney K. Taylor, husband and wife, by Warranty Deed dated August 22, 2014 from Timothy W. Howell and wife, E. Shannon Howell, of record in Instrument No. 20140825-0077377, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Page 902-906, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plat, of record in Book 9700, Page 520, Register's Office for Davidson County, Tennessee. (3) Stormwater Detention Agreement, of record in Book 10951, Page 699, said Register's Office. (4) Conveyance of open space to Williams Grove Homeowners' Association, Inc., of record in Instrument No. 20010514-0049489, said Register's Office. (5) Declaration of Covenants, Conditions and Restrictions of Williams Grove Homeowners' Association, Inc., of record in Book 10741, Page 678, and as amended in Book 11167, Page 755, and Book 11643, Page 316, and Instrument No. 1991206-0300190 and Instrument No. 20010514-0049490, Register's Office for Davidson County, Tennessee. (6) By-Laws of Williams Grove Homeowners' Association, Inc. of record in Book 10741, Page 716, Register's Office for Davidson County, Tennessee. (7) Charter of Williams Grove Homeowners' Association, Inc. of record in Book 10741, Page 669, and amended in Book 10741, Page 671 and Instrument No. 20010618-0064214, Register's Office for Davidson County, Tennessee. (8) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **305 Swynford Court, Brentwood, TN 37027**

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 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 my/our hand(s) this **5th** day of **November, 2020.**

Austin Taylor

Courtney K. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Austin Taylor and Courtney K. Taylor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **November, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON