WARRANTY DEED

Karen Johnson Davidson County
Batch# 516738 DEEDWARR
11/13/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201113-0134526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/27/22

(AFFIX SEAL)

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dawn K. Love	SAME	114070B17700CO
(NAME)	(NAME)	
1757 Haleys Hope Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Travis C. Giles and Delores J. Giles, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dawn K. Love and Richard Kranpitz, wife and husband**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land being Lot No. 132, on the Plan of Section Seven, Addition to Westchase, of record as Instrument No. 200512020144886, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Travis C. Giles and Delores J. Giles, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 11/20/2006, of record in Instrument 200611270145723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 521, Instrument 200409270116001, Instrument 200512020144886, and Surveyor's Certificate of Correction of record in Instrument 200706270076862; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200506020062617; (3) 100'-TVA Easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14; (4) Agreement for Dedication of Easements for Public Utilities of record in Book 8626, Page 852, Book 8626, Page 261, and Instrument No. 200204110045301; (5) Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, and Book 5258, Page 261; (6) Stormwater Detention Agreement as recorded in Instrument 200410200126238; (7) Agreement for Dedication of Public Utilities Easement recorded in Instrument 200505090052105 and Instrument 200505090052106; (8) Agreement as of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1757 Haleys Hope Court, Nashville, TN 37209

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 12th day of November, 2020.

Travis C. Giles by Kim Hicks

Travis C. Giles by Kim Hicks, Attorney in Fact

Delores J. Giles by Kim Hicks

Delores J. Giles by Kim Hicks, Attorney in Fact

State of Tennessee
County of Williamson

On this 12th day of November, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Travis C. Giles and Delores J. Giles, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20201130134525 in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 12th day of November, 2020.

Jill L Swicegood

Notary Public:
My Commission Expires: 7/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

I, Kim Swanner, 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.

Kim Swanner

State of TENNESSEE
County of MAURY
Personally appeared before me, Melissia Dugger, a notary public for this county and state, (name of person making certification) 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: 2/28/22
Notary's Seal

