WARRANTY DEED

Karen Johnson Davidson County
Batch# 519317 DEEDWARR
11/20/2020 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20201120-0136574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2021
WILSON 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
David Chris Summers and Esther Summers	Pinnacle Bank	075110A07200CO
(NAME)	(NAME)	
1436 Stoner Ridge	150 3rd Ave South Ste 1000	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(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, we Kenneth L. Lemon, and wife and Ina Kaye Lemon, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto David Chris Summers and Esther Summers, husband and wife, 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:

Being Lot No. 67, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, tn, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Lemon and wife, Ina Kaye Lemon by Warranty Deed from Frank Batson Homes, Inc, dated 08/18/2000 and recorded 08/22/2000, of record in Instrument 200008220083083, Register's Office for Davidson County, Tennessee.

Subject to Restrictions upon the use of the premises not appearing in the chain of title to the land; all matters shown on the plat of record in Plat Book 9700, Page 984; Covenants, conditions, easements and restrictions recorded in Book 10337, Page 102, and amended restrictions recorded in Instrument 200003130025560, Instrument 200206240075432; Easement including terms and conditions thereof as recorded in Book 6838, Page 485, and rerecorded of record in Book 10613, Page 652; Easement including terms and conditions thereof as recorded in Book 7404, Page 562; Deed of Conveyance Easement including terms and conditions thereof as recorded in Book 11497, Page 601; Charter of Heritage Meadows property Owners Association record in Book 11114, Page 771, and Quitclaim Deed conveys to Heritage Meadows Homeowner's Association of record in Instrument 200901150003848, 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 ☒ 1436 Stoner Ridge, 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 GRANTEE(S), his/her/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), his/her/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.

Kenneth L. Lemon

Ina Kaye Lemon

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Lemon and Ina Kaye Lemon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202011200136574

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY