WARRANTY DEED

Karen Johnson Davidson County
Batch# 523056 DEEDWARR
12/01/2020 01:41:19 PM 2 pgs
Fees: $13.00 Taxes: $995.30

20201201-0139518

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer N. Williams	NEW OWNER	
(NAME)	(NAME)	044150C04100CO
2004 Village Park Cir		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Andrea Barbour, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer N. Williams,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNMARRIED,

Land in Davidson County, Tennessee, being Lot No. 41 on the Final Plat Village Green-Phase 1 of record in Instrument No. 20170118-0005633, surveyor's certificate of corrections in Instrument No's. 20170217-0016822 and 20170221-0017509, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrea Barbour, a single woman by Warranty deed from Village Green of Old Hickory, LLC of record in Instrument No. 20180228-0018913 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on February 28, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Number 20170118-0005633, as corrected by Surveyor's Certificate of Correction in Instrument No. 20170217-0016822 and Instrument No. 20170221-0017509, Instrument Number 20170726-0075680, as amended in 20171003-0101319, Declaration of Restrictions and Covenants for Storm water Facilities and Systems of record in Instrument Number 20151008-0102842, Electric Easement of record in Instrument Number 20170824-0087121, Restrictions of record in Book 1627, Page 581 and Book 2447, Page 151, Utility Easements of record in Book 1627, Page 586, and Book 1018, Page 190, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2004 Village Park Cir. Old Hickory, TN 37138
(unimproved) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW-98-VRES-21-2004

Witness my hand this 24th day of November, 2020.

Andrea Barbour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Andrea Barbour**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of November, 2020.



Notary Public
My Commission Expires: 11/08/2022