Karen Johnson Davidson County
Batch# 526886 DEEDWARR
12/08/2020 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20201208-0142934

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5/18/2024

(AFFIX SEAL)

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
Eunice Moore	SWBC Mortgage Corp	
(NAME)	(NAME)	
401 Laurel Hill Drive	9311 San Pedro Ave #100	064 13 0B 065.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio TX 78216	
(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 Lena M. Walker, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eunice Moore, a single woman and Jewel Hodge, an unmarried woman**, 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 in Davidson County, Tennessee being Unit 401 on the Plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, Page 573, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lena Walker, unmarried by Warranty Deed from Billie J. Myers, married, dated 04/29/2005 and recorded 05/03/2005, of record in Instrument 200505030049508, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7466, Page 438 and Amendment Declaration of record in Book 7717, Page 82 and Restated Master Deed of record in Book 8199, Page 779, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6566, Page 208, 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 ☒ 401 Laurel Hill Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1015476
Warranty Deed TN

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 30th day of November, 2020.

Lena Walker By: Janice Grimes Attorney in Fact Date: 11-30-2020

Lena M. Walker by Janice Grimes her atty in fact

State of Tennessee
County of Wilson

On this 30th day of November, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janice Grimes, 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 Lena Walker, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 20201123-0137205, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of November, 2020.

Tracey Trumpbour

Notary Public:
My Commission Expires: 5.17.21

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

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)