Karen Johnson Davidson County
Batch# 528703 DEEDWARR
12/10/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20201210-0144434

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $273,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2020.

Notary Public

My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Andreall Moore** | **New Owner** | **034-07-0A-032.00CO** |
| **645 Glenn Circle** | | |
| **Madison, TN 37115** | | |

FOR AND IN 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, WE,

**Ernestine S. Hilley, widowed**

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

**Andreall Moore**, an unmarried person

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. 32 on the Plan of Phase I (revised), Harbor Village of record in Plat Book 8250, Page 490, amending Plat Book 6900, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James A. Hilley and wife, Ernestine S. Hilley, by Warranty Deed, from Pilgrims Enterprises, LLC, dated February 5, 1998, of record in Book 10790, Page 235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 6628, Page 577,
amended in Book 6646, Page 543, Book 10672, Page 743, Instrument No. 20010817-0089318, Instrument No. 20030611-0080857, Instrument No. 20030723-0102986, Instrument No. 20050120-0007505, Instrument No. 20170808-0081338, Instrument No. 20170918-0095380 and Instrument No. 20171219-0129364, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 7675, Page 804, amended in Book 8402, Page 569, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6628, Page 588, amended in Instrument No. 20170918-0095380 and By-law in Instrument No. 20070205-0014894, Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Book 8485, Page 966, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075699, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6635, Page 254, Book 7637, Page 813 and Instrument No. 20030611-0080884, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 7026, Page 914, Book 7026, Page 916 and Book 7121, Page 202, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 645 Glenn Circle, Madison, TN 37115.

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.

Effective the 30th day of November, 2020.

Ernestine S. Hilley by William Stephen Cawood, her Attorney-in-Fact

Ernestine S. Hilley by William Stephen Cawood, her Attorney-In-Fact

STATE OF South Carolina
COUNTY OF Oconee

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Stephen Cawood,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ernestine S. Hilley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Ernestine S. Hilley, and is authorized by Ernestine S. Hilley to execute this instrument on her behalf.

Witness my hand, at office, this 1 day of December, 2020.

Notary Signature
My Commission Expires: 10/6/2027

SCOTT MOORE NOTARY My Comm Exp 10-06-2027 PUBLIC SOUTH CAROLINA

File #: 20-709
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021