WARRANTY DEED

Karen Johnson Davidson County
Batch# 529550 DEEDWARR
12/10/2020 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20201210-0144717

When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: 6-9718-12L

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Kendall Marie Austin	NEW OWNER	Parcel ID: 135 10 0E 028.00
(NAME) 1039 Capital Funds Court	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amanda G Lofton n/k/a Amanda G. Lofton-Hayes and Derik Hayes, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kendall Marie Austin, an unmarried woman**, 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:

A certain unit located in Davidson County, Tennessee, being Unit No. 28 of Ransom Park Villas, A Planned Unit Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ransom Park Villas, A Planned Unit Development of record in Instrument Number 20130711-0072001, amended by First Amendment of recorded in Instrument Number 20130719-0074970, Second Amendment of record in Instrument Number 20140703-0058673, Third Amendment of record in Instrument Number 20150619-0058800 and Fourth Amendment in Instrument Number 20160811-0083641, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-2" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20150619-0058800; together with a percentage interest in the common elements as set forth in Exhibit "A-1" to said Third Amended Declaration.

Being the same property conveyed to Amanda G. Lofton, an unmarried woman, by Warranty Deed from Evan Vineyard and wife, Jennifer Nicole Vineyard, of record in Instrument No. 20181226-0125168, in the Register's Office of Davidson County, Tennessee, dated December 14, 2018 and recorded on December 26, 2018.

Derik Hayes , spouse, of Amanda G. Lofton-Hayes, joins in the execution of this instrument for the purpose of conveying her marital interest,if any to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1039 Capital Funds Court, Nashville, TN 37217

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.

Witness our hands this 4 day of December, 2020

x Amanda Hayes

Amanda G Lofton n/k/a Amanda G. Lofton-Hayes

Derik Hayes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amanda G Lofton n/k/a Amanda G. Lofton-Hayes and Derik Hayes, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

