Karen Johnson Davidson County
Batch# 533260 DEEDWARR
12/14/2020 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20201214-0147273

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00.

Affiant

Subscribed and sworn to me this 24th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34089

987290

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer Lia Healey and Peter Healey 605 Hannah Ridge Court Nashville, TN 37013	New Owner	173110A06000CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Zachary Thomas Hill, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jennifer Lia Healey and Peter Healey, wife and husband,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Stanford Village, Section Two, of record in Instrument No. 20010226-0017614, 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 Zachary Thomas Hill, a single man, by Warranty Deed from Joi M. Mindingall, a single person, of record on December 20, 2016 as Instrument No. 20161220-0133529, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on Plan of record in Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an Instrument of record in Instrument Nos. 20000203-0011283, 20000228-0019107, 20000301-0020280, 20010319-0026310,20020123-0009420, and 20041108-0134206 Register's Office for Davidson County, Tennessee.
4. By-Laws of Stanford Village Homeowners' Association, Inc., of record in Instrument No. 20000217-0016311, Register's Office for Davidson County, Tennessee.
5. Right-of-Way Deeds of record in Book 2739, page 637, and Book 2740, page 181, Register's Office for Davidson County, Tennessee.
6. Gas Transmission Line Easement of record in Book 2590, page 545, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9466, page 794 and Book 11517, page 992, Register's Office for Davidson County, Tennessee.
8. Right-of-Way Agreement of record in Book 4218, page 425, as re-recorded in Book 4229, page 43, Register's Office for Davidson County, Tennessee.
9. Right-of-Way Easement of record in Book 11263, page 506, Register's Office for Davidson County, Tennessee.
10. Agreement of record in Book 11493, page 254, Register's Office for Davidson County, Tennessee.
11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 605 Hannah Ridge Court, Nashville, TN 37013.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 24th day of November, 2020.

Zachary Thomas Hill

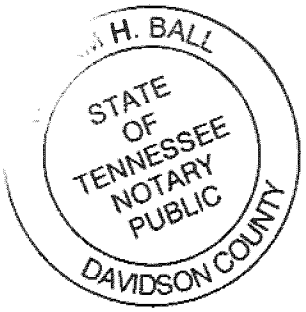
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Zachary Thomas Hill to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

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

NOTARY PUBLIC

My Commission Expires: March 7, 2023



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

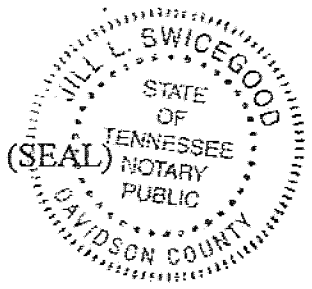
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900