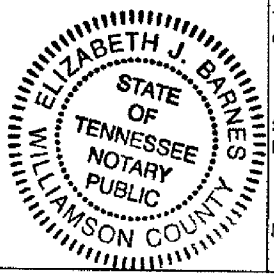
Karen Johnson Davidson County
Batch# 544256 DEEDWARR
01/04/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210104-0000171

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(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
Frances H. Gregory	First Community Mortgage Inc	06401006100
(NAME)	(NAME)	
149 Dekewood Drive	762 Robert Rose Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(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, Dorothy Jean Hurt, a widow, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Frances H. Gregory, unmarried woman, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 45, on the Plan of Brandywine Place, of record in Book 6250, Page 327 and 328, and amended in Book 7460, Page 158, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joe Sam Hurt, Sr. and wife, Dorothy Jean Hurt by Warranty Deed from Charles B. Cowan and wife, Carolyn S. Cowan, dated 11/30/2001 and recorded 12/03/2001, of record in Instrument 200112030132349, Register's Office for Davidson County, Tennessee.

The said Joe Sam Hurt, Sr., died on 10/05/2013, leaving the said Dorothy Jean Hurt the sole surviving tenant by the entirety.

Subject to all matters shown on the plat of record in Plat Book 6250, Page 327 and 328, and amended in Book 7460, Page 158; Covenants, conditions, easements and restrictions recorded in Book 6488, Page 764 and Amendment Declaration of record in Book 8904, Page 855 and Charter of Brandywine Place Homeowners Association of record in Book 6482, Page 873, all of record in the 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 ☒ 149 Dekewood Drive, Old Hickory, TN 37138

(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 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 29th day of December, 2020.

Dorothy Jean Hurt by Timothy Kyle Patton
Attorney in fact

Dorothy Jean Hurt by Timothy Kyle Patton,
Attorney-In-Fact

State of Tennessee
County of Wilson

On this 29th day of December, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Timothy Kyle Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Dorothy Jean Hurt, 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 Number 20201216-0148574, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 29th day of December, 2020.

Tracey Trumphour

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

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY