Karen Johnson Davidson County
Batch# 547480 DEEDWARR
01/05/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210105-0001820

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Elaine C. Williamson
Affiant

SUBSCRIBED ~~AND~~ SWORN TO BEFORE ME, THIS THE 4th day of January, 2021.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-11232

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Linda L. Flippo (NAME)	FirstBank (NAME)	034-07-0A-112.00-C
210 Abiding PL (STREET ADDRESS)	722 Columbia Avenue (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Delores Johnson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda L. Flippo, an unmarried woman; Thomas A. Harper, an unmarried man; and Kevin B. Harper, a married man, as tenants in common with right of survivorship,** 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~~ Unit No. 92 on the plan of Harbor Village, Phase 4, Section 1, as shown by plat of record in Instrument 20030611-0080857 and as recorded in Instrument 20030723-0102986, in the 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 Delores Johnson, unmarried by Deed dated April 30, 2013, recorded May 2, 2013, in Instrument Number 20130502-0044188, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20030611-0080857 and Instrument 20030723-0102986, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions of record in Instrument 20030611-0080857; 20030723-0102986; 20050512-00007505; 20050729-0088636; 20070205-0014894; 20170918-0095380 and 20171219-0129364, Register's Office for said County.

3. Charter of Homeowners Association of record in Book 6635, Page 254; Book 7637, Page 813; and Instrument 20030611-0080884, Register's Office for said County.

4. Common Area conveyed to Homeowners Association of record in Book 8485, Page 966, Register's Office for said County.

5. Stormwater Detention Agreement of record in Instrument 20021105-0135703 and 20021121-0144783, Register's Office for said County.

6. Easement to Comcast of record in Instrument 20110930-0075699, Register's Office for said County.

7. Rights of Upper and Lower Riparian Owners in and to Waters of Coleman Lake as set out in Instrument 20020904-0106320, Register's Office for said County.

8. Restrictions as recorded in Book 6628, Page 577; Book 6646, Page 543; Book 10672, Page 743; Instrument 20170808-0081338 and Instrument 20010817-0089318, Register's Office for Davidson County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 363 Harbor Village Drive, 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, 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. Whenever 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 my/our hand(s) this 4th day of January, 2021.

Delores Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2021, before me personally appeared Delores Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of January, 2021.

TODD S. HOLLAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY