Karen Johnson Davidson County
Batch# 548017 DEEDWARR
01/06/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210106-0002500

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

1050883

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gwendolyn Hill	Gwendolyn Hill	163-02-0-B-030.00CO
(NAME)	(NAME)	
165 Took Drive	165 Took Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, we, **Leonard V. Mortise and Kathy A. Mortise, husband and wife.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gwendolyn Hill, unmarried**, hereinafter called the GRANTEE(S), 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. 69, on the plan of First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Leonard V. Mortise and Kathy A. Mortise, married by Warranty Deed dated 03/30/2007 from Southern Home Builders, LLC, a Tennessee Limited Liability Company of record in Instrument 200704100042532, as corrected in Instrument 200804150038026, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to (1) All matters as set forth per plat of record in Instrument 200507060077601, as corrected in Instrument 200507250086047, Instrument 200507250086048, Instrument 200509230114416, Register's Office for Davidson County, Tennessee. (2) Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 200610310135165, as amended of record in Instrument 201405200043176, said Register's Office. (3) Stormwater Detention Agreement of record in Instrument 200403030023979, said Register's Office. (4) Grant of Easement of record in Instrument 200907210068096, said Register's Office.

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 ☑ property, known as 165 Took Drive, Antioch, TN 37013
(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), 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), 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 5th day of January, 2021.

Leonard V. Mortise

Kathy A. Mortise

State of Tennessee
County of Rutherford

Personally appeared before me Leonard V. Mortise and Kathy A. Mortise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of January, 2021.

Notary Public _____
My Commission Expires: _____

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

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.

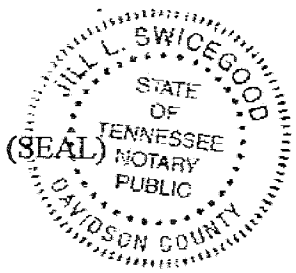
Attorney or Custodian

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