WARRANTY DEED

Karen Johnson Davidson County
Batch# 551871 **DEEDWARR**
01/11/2021 12:00:09 PM 2 pgs
Fees: $13.00 Taxes: $1,563.25

20210111-0004646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DEEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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
Justin Moses	real Owner	098100A00400CO
(NAME)	(NAME)	
6012 Hagars Grove Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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/we Stacey L. White, and husband, and Kelly J. White, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Justin Moses and Sierra Hull, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 4 , on the Plan of Phase One, Hagars Grove, of record in Instrument 20040614-0069738, 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 Stacey L. White and husband. Kelly J. White by Warranty Deed from Frank Batson Homes, Inc, dated 05/25/2006 and recorded 05/30/2006, of record in Instrument 200605300062822, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument 200406140069738; Covenants, conditions, easements and restrictions recorded in Instrument 200406030065607 and Amendment Declaration of record in Instrument 201809200093249; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Instrument 200308270124254; StormWater Detention Agreement of record in Instrument 200306030075394; Charter of Hagar's Grove Homeowners Association of record in Instrument 200406180072535;and Quitclaim conveys to Hagar's Grove Homeowners Association of record in Instrument 200812300123440, all of record in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
JM-SB+LR-6012

File No.: 1015979
Warranty Deed TN

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 ☒ 6012 Hagars Grove Pass, Hermitage, TN 37076

(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 15th day of December, 2020.

Stacey L. White

Kelly J. White

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey L. White and Kelly J. White, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of December, 2020.

Notary Public:
My Commission Expires: 3.17.21

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