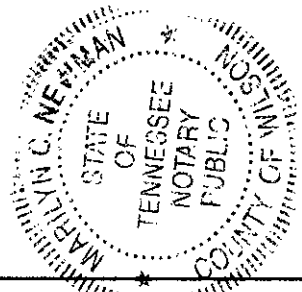
WARRANTY DEED

Karen Johnson Davidson County
Batch# 565898 **DEEDWARR**
02/02/2021 09:26:49 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210202-0014740



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
Craig Stephen Boaz	New Owner	098060A10500CO
(NAME)	(NAME)	
5252 New John Hagar Road		
(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, we Lea Ridgway, married and Paula Stamps Ridgway, married, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Craig Stephen Boaz and Stephanie Hanson Boaz, 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, being Lot No. 97, on the Final Plat of Phase 1, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Lea S. Ridgway and Paula Stamps by Warrantv Deed from William D. McKay, unmarried, dated 08/15/2014 and recorded 08/19/2014, of record in Instrument 201408190075268, Register's Office for Davidson County, Tennessee.

Paula Stamps and Paula Ridgway is one and the same person.

Subject to all matters shown on the plat of record in Plat Instrument 200604250046949, corrected by Surveyor's Certificate of Correction in Instrument 200606080067982; Covenants, conditions, easements and restrictions recorded in Instrument 200510240128043 and Amendment Declaration of record in Instrument 201901220006133; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Instrument 200308270124253; StormWater Detention Agreement recorded 02/22/2005 of record in Instrument 200502220019150; Declaration of Taking of record in Book 1291, Page 99; Final Decree of record in Book 1318, Page 28; Charter of BridgeWater Master Association of record in Instrument 200602230021110 and Quitclaim Deed conveys to BridgeWater Homeowners Association of record in Instrument 200911100103837 and Scrivener's Affidavit of record in Instrument 200911170105711, 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 ☒ 5252 New John Hagar Road, 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 1 day of February, 2021.

Lea Ridgway

Paula Ridgway

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 Lea Ridgway and Paula Stamps Ridgway, 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 1st day of February, 2021.

Notary Public:
My Commission Expires: 5-12-21

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122