Karen Johnson Davidson County
Batch# 579132 DEEDWARR
02/26/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210226-0024338

WARRANTY DEED	STATE OF TENNESSEE 2021-580 COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00. (Affiant) Sworn to and subscribed before me this 23rd day of February, 2021. Notary Public My commission expires 12/15/2021

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Christopher Michael Henslee and Dixi Joanna Sloan (NAME)	New Owner (NAME)	**052-08-0A-013.00-CO**
2104 Laguna Bay (ADDRESS)	(ADDRESS)	
Madison. TN 37115 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy D. Vanleer and Alicia Vanleer, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher M. Henslee, an unmarried man and Dixi Joanna Sloan, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Heron Walk, Section 1, Phase 1, as of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being all the same property conveyed to Timothy D. Vanleer by deed from ABC Homes, a Tennessee general partnership of record in Instrument No. 20040301-0023177, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2104 Laguna Bay, Madison, TN 37115.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years a lien not yet due and payable; Map/Parcel: 052-08-0A-013.00CO, (7) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10095, Page 464, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, (8) Amended Rules and Regulations for Heron Walk of record in Inst. No. 20150423-0036552, Register's Office for Davidson County, Tennessee, (9) Charter of Heron Walk Homeowners' Association Inc. of record in Book 10125, Page 449, said Register's Office, (10) By-Laws of said HOA of record in Book 10170, Page 124, said Register's Office, and (11) Sanitary Sewer Easement of record in Book 3641, Page 253, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of February, 2021.

2-19-21
(SEAL)
Timothy D. Vanleer

2/19/21
(SEAL)
Alicia Vanleer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of February, 2021, before me personally appeared Timothy D. Vanleer and Alicia Vanleer, 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 19th day of February, 2021.

Notary Signature
My commission expires: 5-9-2023

DOROTHY M SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021