Karen Johnson Davidson County
Batch# 585258 DEEDWARR
03/05/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20210305-0029095

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF MARCH, 2021.

Emily M. Dudley
NOTARY PUBLIC

MY COMMISSION EXPIRES 09-02-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2153LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Emma Waugh and Harrison Hughes	Movement Mortgage	
723 Skyview Drive	8024 Calvin Hall Rd	083 07 01 002.00
Nashville, TN 37206	Indian Land SC 29707	

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 HEREBY ACKNOWLEDGED, WE,

MELISSA LIMBAUGH, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EMMA WAUGH, AN UNMARRIED WOMAN AND HARRISON HUGHES, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 721 Skyview Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 721 Skyview Drive, a Horizontal Property Regime, of record in Instrument No. 20140826-0077882, as amended in Instrument No. 20141007-0093095 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Melissa Limbaugh, a Single Woman, by Warranty Deed from Green Leaf, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150601-0050133, in the Register's Office of Davidson County, Tennessee, dated May 28, 2015 and recorded on June 01, 2015.

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, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling Acres No. Two, Section One, as recorded in Plat Book 1424, Page(s) 45.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140826-0077882, as amended in Instrument No. 20141007-0093095.

5. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1541, Page 101; Book 1627, Page 281 and Book 1646, Page 623.

6. Fence Encroachment Noted in Deed recorded in Book 8033, Page 243.

This is improved property known as 723 Skyview Drive, Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 my hand on the 3rd day of March, 2021.

Melissa Limbaugh

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, MELISSA LIMBAUGH, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of March, 2021.

Notary Public

My Commission Expires: 9/29/2021

LISA S. ALLARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

