WARRANTY DEED

Karen Johnson Davidson County
Batch# 618179 DEEDWARR
04/19/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210419-0052037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(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
Joseph Maxwell Davis	NEW OWNER	143010D00400CO
(NAME)	(NAME)	
2007 Morrison Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **Haury & Smith Contractors, Inc.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Maxwell Davis, an unmarried man**, hereinafter called the GRANTEE(S), his 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 Unit No. 4, on the plan of BELLE MEADE RIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20200123-0008509, amended in Instrument 20210104-0000013 and Instrument 20210104-0000014, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed dated 04/19/2006 from Charles Randall Brock, Trustee of the Wells Family Trust u/w/o Dorothy W. Wells of record in Instrument 20060419-0044933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions recorded in Instrument 202001230008509, amended in Instrument 202101040000013, and Instrument 202101040000014; (2) Agreement for Dedication of Easement for Water Line of record in Book 6431, Page 402; (3) Agreement for Dedication of Easement for Water Line of record in Book 6800, Page 409; (4) Stormwater Detention Agreement of record in Instrument 200607120083957; (5) Agreement for Dedication of a Public Utilities Easement of record in Instrument 202010150120032, 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 ☒ 2007 Morrison Ridge Drive, Nashville, TN 37221

(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 16th day of April, 2021.

Haury & Smith Contractors, Inc.

BY: _____

Clay Morris, Chief Financial Officer

State of Tennessee
County of Williamson

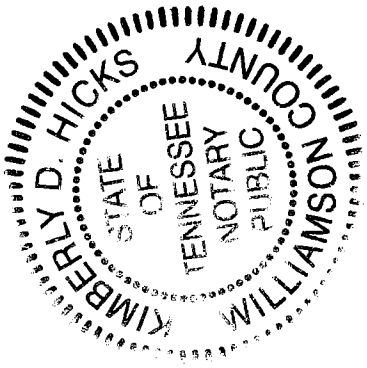
Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clay Morris with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Financial Officer of Haury & Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as such Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of April, 2021.

_____

Notary Public:

My Commission Expires: 2-21-22



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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.

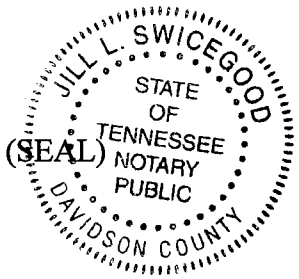
Attorney or Custodian

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

900