Karen Johnson Davidson County
Batch# 627254 DEEDWARR
05/03/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,152.18
20210503-0058691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,400.00.

Taylor Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-10-2022
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

File No.: TN-21-04461

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Signpost Homes, Inc., a Washington corporation	Signpost Homes, Inc., a Washington corporation	
(NAME)	(NAME)	
4343 N. Scottsdale Road Scottsdale, AZ 85251	1301 2nd Ave., Floor 31 Seattle, WA 98101	136-15-0-063.00

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eleven Thousand Four Hundred And No/100 Dollars ($311,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT STONE AND WIFE, JILL STONE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIGNPOST HOMES, INC., A WASHINGTON CORPORATION**, 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:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Two, Harbour Town of record in Plat Book 4675, Page (s) 146 and 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Stone and wife, Jill Stone by Warranty deed from Ora M. Fulton and husband Thomas L. Fulton of record in Instrument No. 20071204-0140333 Register's Office for Davidson County, Tennessee, dated December 03, 2007 and recorded on December 04, 2007.

unimproved ☐
This is improved ☒ property, known as 2904 Nautilus Dr, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

SUBJECT ONLY TO the permitted exceptions identified on the Title Insurance Policy procured by Grantee in connection with this transaction.

Witness Robert Stone and wife, Jill Stone this 23 day of April, 2021

Robert Stone

Jill Stone

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of April, 2021, before me personally appeared Robert Stone and wife, Jill Stone to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 23 day of April, 2021

Commission Expires: _____

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
APRIL 10, 2022

True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: _____

Notary Seal

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024