WARRANTY DEED

Karen Johnson Davidson County
Batch# 689429 DEEDWARR
08/03/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210803-0104285



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0557

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kaitlyn Woolsey and Clinton Woolsey	New Owners	Map: 098050A01800CO
(NAME) 6164 Hampton Hall Way	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUSTIN A. BRANDON AND WIFE, KASEY A. BRANDON,

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

KAITLYN WOOLSEY AND CLINTON WOOLSEY, WIFE AND HUSBAND,

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 Situated in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 43 of the Hampton Hall Planned Unit Development, Section 1, as shown by a map of record in Plat Book 9700 at Page 290-291 in the Davidson County, Tennessee Register of Deeds Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin A. Brandon and wife, Kasey A. Brandon, by deed from William H. McNamara, by and through Nancy R. McNamara Attorney in Fact and wife, Nancy R. McNamara, of record in Instrument No. 20100831-0068861, dated August 26, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 290-291, said Register's Office; (3) Charter for Homeowners Association of record in Book 10290, Page 261, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Book 10584, Page 114, in the Register's Office for Davidson County, Tennessee; (5) Deed of common areas to Homeowners Association of record in Book 10420, Page 359, Book 11577, Page 620 and Instrument No. 20007280074532, in the Register's Office for Davidson County, Tennessee; (6) PUD Boundary of record in Plat Book 9700, Page 216, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10278, Page 257, amended in Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852, Book 11573, Page 512, Instrument No. 20006080057413, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6164 Hampton Hall Way, Hermitage, TN 37076
(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.

Witness our hands this 29th day of July, 2021.

Justin A. Brandon

Kasey A. Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin A. Brandon and Kasey A. Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of July, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/29/21.

Affiant Signature

7/30/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/30/21.

Notary's Signature

My Commission Expires:

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