Karen Johnson Davidson County
Batch# 698448 DEEDWARR
08/16/2021 02:28:28 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20210816-0110515

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

M Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF August, 2021

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MST 2021-1359

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Goodwin and Sharon Goodwin	Churchill Mortgage	142-09-0D-087.00-CO
(NAME)	(NAME)	
1091 General George Patton Road	1749 Murray LN Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood TN. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Hearth Group Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Lewis Goodwin and wife Sharon Ann Goodwin,** 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 Unit No. 1091, together with carport designated 1091-C, on the plan of Section Six, Phase One, River Plantation Condominium Apartments, as established by Master Deed of record in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; and Instrument No. 20080423-0041324: as corrected in Instrument No. 20080429-0043657, and as shown by plat of record in Book 5200, Pages 359 and 360. in the Registers 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 Julia D. Hedrick and husband, Franklin J. Hedrick by Warranty deed from Charles Burnett and wife, Lavelle Burnett of record in Instrument No. 20040629-0076973 Register's Office for Davidson County, Tennessee, dated June 22, 2004 and recorded on June 29, 2004.

Being the same property conveyed to Hearth Group Holdings, LLC, a Tennessee limited liability Company by Warranty deed from Julia D. Hedrick, wife and husband Franklin J. Hedrick of record in Instrument No. 20210517-0065755 Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on May 17, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. All matters shown on the Plan of record in Book 5200, page 347, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Law for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six, Phase 1, with By-Laws and Rules and Regulations appended thereto, of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20060512-0056329, Supplement and Amendment to Master Deed in Instrument No. 20080423-0041324, correction in Instrument No. 200804290043657, Register's Office for Davidson County, Tennessee. Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument 20050415-0042393, Register's Office for Davidson County, Tennessee. Notice of Restrictive Covenants Violation of record in Instrument Number 20120612-0051165, in the Register's Office for Davidson County, Tennessee. Easement for Harpeth Valley Utility District in Book 3770, page 6, Register's Office for Davidson County, Tennessee. Easement in favor of United States of America for Tennessee Valley Authority Transmission Lines or Towers in Book 2274, page 547, and Book 3028, Page 605 Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA of record in Instrument Number 20090825-0079855, in the Register's Office for Davidson County, Tennessee. Amendment to By-Laws of record in Instrument Number 20100415-0028541, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.

This property, known as 1091 General George Patton Road, 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 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 my/our hand(s) this 9th DAY OF AUGUST, 2021.

Hearth Group Holdings, LLC, a Tennessee limited liability company

BY: _____
Lance Ballard, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance Ballard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Member of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of Aug, 2021.

_____
Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024