Karen Johnson Davidson County
Batch# 814710 DEEDWARRSP
03/03/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $4,403.00
20220303-0024249

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,190,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division,
121 First Ave. S, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tanner R. Johnson	F+M Bank	131012B00700CO
(NAME)	(NAME)	
514 Hobbs Creek	221 Indian Lake Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Hendersonville TN 37075	
(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., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tanner R. Johnson, an unmarried man, and Caroline C. Waters, an unmarried woman, as tenancy in common,** hereinafter called the GRANTEE(S), his/her/their 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. 7, on the plan of HOBBS CREEK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 201809260095386, amended in Instrument 201901070001757, as affected by Scrivener's Affidavit of record in Instrument 201901100002710, 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 & Smith Contractors Inc by Warranty Deed dated 8/15/2007, from Arthur Albert Schlott, of record in Instrument 200708150097675, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee Corporation by Warranty Deed dated 7/20/2015, from Lynn A. Deal, unmarried, of record in Instrument 201507230072369, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury & Smith Contractors Inc by Warranty Deed dated 4/1/2016, from Carolyn H. Hite, Patty Hite Criddle and Charles Smith Criddle, of record in Instrument 201604080033866, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee Corporation by Quitclaim Deed dated 5/23/2018, from Haury & Smith Contractors, Inc., a Tennessee Corporation, of record in Instrument 201805240049761, 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 ☒ 514 Hobbs Creek, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD 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. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 18th day of February, 2022.

Haury & Smith Contractors, Inc., a Tennessee Corporation

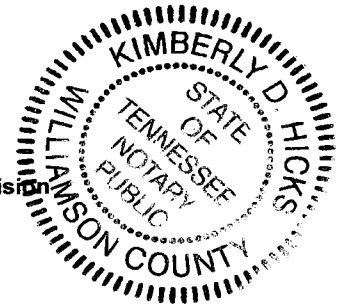
BY: _____
Clay Morris, Chief Financial Officer

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 oath acknowledged himself to be the Chief Financial Officer of Haury & Smith Contractors, Inc., a Tennessee Corporation the within named bargainer, a corporation, and that he is authorized to execute the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of February, 2022.

_____
Notary Public:
My Commission Expires: 1-21-24



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

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 2-18-2022.

Affiant
Date: 2-22-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 22nd day of February, 20 22

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024