35736-8

Box 14

Karen Johnson Davidson County
Batch# 839727 DEEDWARR
04/14/2022 10:08:52 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220414-0043316

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2022.

Notary Public

My commission expires: 10/23/2023

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ashleigh Houser	**SWBC Mortgage Corp**	**096-07-0A-001.00-CO**
222 Hickory Hill Ct	**9311 San Pedro #100**	
Nashville, TN 37214	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sara Stewart, single woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Ashleigh Houser, unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Unit No. 4 on the Plan of Bianca Square Condominiums of record in Book 5800, Page 101, as amended in Book 5200, page 661 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 Sara Stewart, single woman by Warranty deed from Jeffrey Powell, a single man of record in Instrument No. 20170405-0033387 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 05, 2017.

This is **improved** property known as **222 Hickory Hill Ct, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Taxes for the year 2022, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in 5200, Page 661 and Plat Book 5800, Page 101, amended in Deed Book 6055, Page 760, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6162, Page 195, as amended in Book 6165, page 566 and Book 9885, page 208, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 6162, Page 211, as amended in Book 6225, page 906, in the Register's Office for Davidson County, Tennessee.
5. Charter of record in Book 6168, Page 507, in the Register's Office for Davidson County, Tennessee.
6. Amendment to add utility and drainage easement to lots 5 and 6 of record in Book 6055, Page 760, in the Register's Office for Davidson County, Tennessee.
7. Easements water and sewer services granted to Metro Government of record in Book 6303, Page 616, and Book 6303 Page 621, said Register's Office.
8. Private road maintenance agreement of record in Book 5945, Page 856, in the Register's Office for Davidson County, Tennessee.
9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
10. Subject to rights of others in and to the common areas and/or elements.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of April, 2022.

Sara Stewart

Sara Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sara Stewart, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed the name above.

Witness my hand and official seal this 8th day of April, 2022.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Lenders Title Company File No. 22-001009-525