WARRANTY DEED

Karen Johnson Davidson County
Batch# 930757 DEEDWARR
10/18/2022 09:39:27 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20221018-0113586

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 03-03-2025

AFFIX SEAL

TIFFANY B VINSON
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. Mar. 3, 2025
DAVIDSON COUNTY

MST 2022-1491

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 120, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Coleman	Barn Sweetman	103-01-0A-002.00-CO
(NAME)	(NAME)	
6008 Hill Circle	4628 Shys Hill Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(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, **Barnabas S. Sweetman and Holly L. Sweetman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Coleman,** _____, 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 "B" Hill Circle Townhomes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20140707-0059681, as amended in the First Amendment recorded in Instrument No. 20181003-0098273, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140707-0059681, and Bylaws appended thereto as Exhibit "B ", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Barnabas S. J. Sweetman and Holly L. Sweetman, husband and wife by Warranty deed from Bonnie Mitchell of record in Instrument No. 20181005-0098866 Register's Office for Davidson County, Tennessee, dated October 04, 2018 and recorded on October 05, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien due and payable, but not delinquent. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and

Restrictions of record in Instrument Number 20140707-0059681, Instrument No. 20181003-0098273 and Instrument No. 20190411-0033067, Register's Office for Davidson County, Tennessee. Dedication of Easement & Maintenance Agreement of record in Instrument Number 20170123-0007326, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress /Egress Purposes and Appurtenances of record in Instrument No. 20060912-0113011, in the Register's Office for Davidson County, Tennessee. Quitclaim of Common Area of record in Instrument Number 20190411-0033068, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 6008 Hill Circle, Nashville, TN 37209
(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 13 DAY OF OCTOBER, 2022.

Barnabas S. Sweetman

Holly L. Sweetman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Barnabas S. Sweetman and Holly L. Sweetman, husband and wife, 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 at office, this 13 day of October, 2022.

Notary Public

My commission expires: 03-03-2025

TIFFANY B VINSON
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 3, 2025
DAVIDSON COUNTY

(SEAL)

Return to:
Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
DM CB226008