Karen Johnson Davidson County
Batch# 995178 DEEDWARR
04/21/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230421-0029699

WESLEY BLOW TENNESSEE NOTARY PUBLIC My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $620,000.00 Affiant Subscribed and sworn to before me, this 21st day of April, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terry Lee White and Stephanie C. White	**New Owner**	**172-09-0A-165.00CO**
801 Banbury Way		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Hemphill Properties 2002, LP, a Tennessee Limited Partnership

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

Terry Lee White and Stephanie C. White, husband and wife

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 Lot No. 163 on the Plan of Final Plat of Section Four, Banbury Crossing (A Planned Unit Development) of record in Instrument No. 200001140004987, Instrument No. 200001140004988 and Instrument No. 200001140004989, 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 Hemphill Properties 2002, LP by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., dated April 15, 2002, of record in Instrument No. 20020417-0047651, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20000114-0004987, Instrument No. 20000114-0004998 and Instrument No. 20000114-0004989, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 10369, Page 48, amended in Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, Instrument No. 20041006-0120756, Instrument No. 20051020-0126681 (Davidson Co.) and in Book 3347, Page 658 (Williamson Co.), Register's Office for Davidson and Williamson County, Tennessee. y Laws of record in Instrument No. 20020610-0070239 (Davidson Co.) and Book 3347, Page 679 (Williamson Co.), Register's Office for Davidson and Williamson County, Tennessee. Easement of record in Book 2930, Page 71 and Book 3673, Page 557 , in the Register's Office for Davidson County, Tennessee. Deed of common areas to Homeowners Association of record in Instrument No. 20190329-0028382, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 240, Bool 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 292, in the Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 9700, Page 549, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 10219, Page 518, Book 10219, Page 524, Book 10633, Page 330, Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of

record in Book, 1174, Page 153, Book 2438, Page 392, Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 10633, Page 330 and Instrument No. 20000111-0004044, in the Register's Office for Davidson County, Tennessee. Sewer Line Easement of record in Book 11497, Page 542, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee. All matters of record in Instrument No. 20040121-0008062, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

c. All other easements and restrictions of record.

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.

This is improved property known as 801 Banbury Way, Brentwood, TN 37027.

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 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 21st day of April, 2023.

Hemphill Properties 2002, LP, a Tennessee Partnership

By: William C. Hemphill
William C. Hemphill, General Partner

STATE OF Virginia
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, William C. Hemphill, with whom I am personally acquainted (or who proved to me his/her RJS identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Hemphill Properties 2002, LP, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand, at office, this 20 RJS 21st day of April, 2023.

Robt Joseph Sowell
Notary Signature
My commission expires: 01-31-2024

ROBERT JOSEPH SOWELL
Notary Public
Commonwealth of Virginia
Reg. #7693731
My Commission Exps. January 31, 2024

File #: **23-116**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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 April 21, 2023.

Date

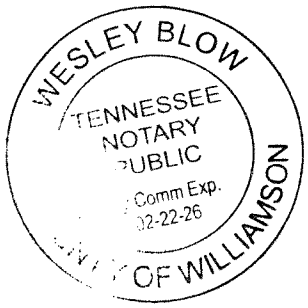
Affiant Signature

April 21, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of April, 2023

Notary's Signature



My Commission Expires: _____
Date

Notary's Seal (if on paper)

