BILL GARRETT, Davidson County
Trans:T20150031735 DEEDWARR
Recvd: 04/27/15 13:14 2 pgs
Fees:13.00 Taxes:1017.50
20150427-0037495

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15043682

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen J. Suggs	Stephen J. Suggs	Tax Parcel ID No.
641 OLD HICKORY BLVD	9436 Westland Crossing Way	171030B03000CO
Brentwood TN 37027-3943	Knoxville, TN 37922	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger D. Clark, Trustee of the Land Trust Agreement, dated January 4th, 2006,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen J. Suggs and Tammy L. Suggs, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1B on the Plan of Revised Plan, Phase One, Section One, Townhomes of Fredericksburg, as of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger D. Clark, Trustee by Warranty Deed from Glee A. Jacobs, unmarried, recorded on the 8th day of February, 2006 in Instrument No. 20060208-0015945, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

PLAN of RECORD FOR plat of REVISED PLAN, PHASE ONE, SECTION ONE, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 236.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, amended in Book 10224, Page 683, corrected in Book 10294, Page 850, amended at Instrument No. 20000718-0070558, re-recorded at Instrument No. 20050705-0076596.

Easement to the State of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10357, Page 920, Register's Office for Davidson County, Tennessee.

All matters appearing on the Boundary Plan of record as Book 7900, Page 509, Register's Office for Davidson County, Tennessee.

All matters appearing on the Boundary Plan of record as Book 7900, Page 509, Register's Office for Davidson County, Tennessee.

By-Laws of The Townhomes of Fredericksburg Homeowners Association Inc., of record in Book 10126, Page 486, amended in Book 10275, Page 959 and Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Townhomes of Fredericksburg Homeowner's Association, Inc. of record in Book 10126, Page 430, Register's Office for Davidson County, Tennessee.

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7993, Page 269, Book 7358, Page 643, and in Book 9607, Page 431, Register's Office for Davidson County, Tennessee.

This is improved property located at 641 OLD HICKORY BLVD Brentwood TN 37027-3943

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2015.

Land Trust Agreement U/A/D January 4, 2006

By: _____ Trustee
Roger D. Clark, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger D. Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of Land Trust, dated January 4th, 2006, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of April 2014

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

_____
Notary Public