Davidson County DEEDWARR
Recvd: 12/08/15 14:38 3 pgs
Fees:18.00 Taxes:727.05

20151208-0123606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$196,500.00.**

Affiant

Subscribed and sworn to before me this 3rd day of December, 2015.

Notary Public
My Commission expires: 10/2/17
(Affix Seal)

J. Carlton Hildebrand Notary Public State of Tennessee Williamson County

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Katrina Richardson	Mortgage Network Inc.	173-16-0A-248.00CO
3960 Stephens Ridge Way	99 Conifer Hill Drive	
Nashville, TN 37013	Danvers, MA 01923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dale Simonaitis and Karen Simonaitis, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katrina Richardson**, unmarried, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 114, on the plan of Hidden Creek, Phase 4, Section 2, of record in Instrument Number 20060627-0076909, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dale Simonaitis and Karen Simonaitis, husband and wife from Beazer Homes Corp., a Tennessee Corporation by Warranty Deed on February 23, 2007, of record in Instrument Number 20070228-0024781, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060627-0076909, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020514-0059176, as amended and supplemented in Instrument Number 20030313-0033781 and Instrument Numbers 20050308-0025065; 20050930-0117904; 20050930-0117906; 20060828-0105537; 20060828-0105538 and 20090908-0084135, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Hidden Creek Homeowner's Association, Inc., of record in Instrument Number 20060828-0105539, Register's Office for Davidson County, Tennessee.
- Charter of Hidden Creek Homeowner's Association, Inc., of record in Instrument Numbers 20030303-0027388 and 20081230-0123265, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030303-0027389, as amended in Instrument Number 20090908-0084136, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3960 Stephens Ridge Way, Nashville, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 2, 2015.

Dale Simonaitus

Karen Simonaitus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dale Simonaitis and Karen Simonaitis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 2, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

