BILL GARRETT, Davidson County
Trans: T20150107318 DEEDWARR
Recvd: 12/21/15 09:25 2 pgs
Fees: 13.00 Taxes: 1398.32
20151221-0127699

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,924.25

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew G. Bradley	Quicken Loans, Inc	063 04 0A 022.00
(NAME)	(NAME)	
1525 Stokley Lane	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danny Roark Custom Built Homes**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrew G. Bradley and Colette D. Bradley, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 163 on the Plan of Final Plat, Phase Three, Cleveland Hall Subdivision, of record in Plat Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danny Roark by Warranty Deed from Mark T. Brown Construction, Inc., dated 4/21/2015, recorded 4/24/2015 of record in Instrument No. 20150424-0036823, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument No. 20060106-0002332; (2) Covenants, conditions, easements and restrictions recorded of record in Book 11725, Page 76, Amendment to Declaration of record in Instrument No. 20051202-0144894, Amendment to Declaration of record in Instrument No. 20060113-0005680, Amendment to Declaration of record in Instrument No. 20071220-0146113 and Amendment to Declaration of record in Instrument No. 20081014-0103112, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; (3) Easement recorded of record in Book 7844, Page 249, of record in Book 7994, Page 167, of record in Book 7994, Page 173 and recorded of record in Book 11720, Page 325; (4) Easements for Public Utilities, Drainage and Detention recorded of record in Book 7844, Page 262; (5) Easement for Drainage and Construction recorded of record in Book 7844, Page 268; (6) Easements for Public Utilities and Drainage recorded of record in Book 7844, Page 272; (7) Deed of Highway Easement recorded of record in Book 8068, Page 524; (8) Easement contained in Stormwater

File No.: 01288-29165
SMG TN Warranty Deed.

Detention Agreement recorded of record in Instrument No. 20041115-0136615; (9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Book 8006, Page 677; (10) Charter recorded of record in Book 11725, Page 70; (11) Scrivener's Affidavit recorded of record in Instrument No. 20080124-0007743; and, (12) Conveyance to HOA contained in Warranty Deed recorded of record in Instrument No. 20130816-0086466, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 1525 Stokley Lane, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 14th day of December, 2015.

DANNY ROARK CUSTOM BUILT HOMES

Danny C. Roark, Sole Proprietor

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Danny C. Roark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Sole Proprietor of Danny Roark Custom Built Homes and that she as such Sole Proprietor executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Sole Proprietor.

WITNESS my hand and seal this 14th day of December, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122