THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068141** BILL GARRETT, Davidson County Trans:T20160058620 DEEDWARR Recvd: 07/11/16 09:10 2 pgs Fees:13.00 Taxes:1646.50 20160711-0070388	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Alberto H. Rodriguez 1300 BEECH HOLLOW DRIVE Nashville TN 37211-8636	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180-02-0-A-065.00 CO

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, **Michelle L. Crank – Datka n/k/a Michelle L. Crank, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alberto H. Rodriguez**, ("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 24, THE RIDGE AT STONE CREEK PARK, SECTION 2, as shown on plat of record in Instrument No. 20060120-0007577, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Richard J. Datka to Michelle L. Crank-Datka, a single person, as recorded on the 28th day of January, 2016 in Instrument No. 20160128-0008243; Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation to Michelle L. Crank-Datka and Richard J. Datka, wife and husband, as recorded on the 5th day of March, 2009 in Instrument No. 20090305-0019582 and Scrivener's Affidavit recorded in Instrument No. 20090320-0025081, 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 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RIDGE AT STONE CREEK PARK, SECTION 2, as recorded in Instrument No. 20060120-0007577.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10324, Page 365, Instrument Nos. 20010719-0076875 and 20020722-0087705.

Subject to flow of Mill Creek.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

Stormwater Detention Agreement recorded at Instrument No. 20020528-0064318.
Conveyance to Homeowners Association for Open Space & Common Areas recorded at Instrument No. 20130611-0059043.

This is improved property located at 1300 BEECH HOLLOW DRIVE Nashville TN 37211-8636

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 7th day of July, 2016.

Michelle L. Crank-Datka n/k/a Michelle L. Crank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle L. Crank-Datka n/k/a Michelle L. Crank, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018