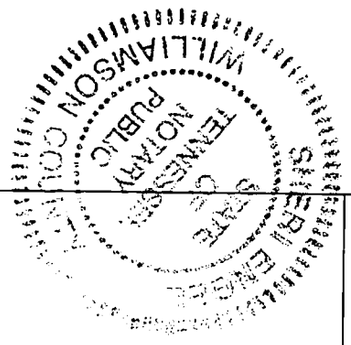


Davidson County DEEDWARR
Recvd: 02/27/17 13:47 3 pgs
Fees:18.00 Taxes:962.00
20170227-0019354

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Karen S. Haas
Affiant

Subscribed and sworn to before me, this 27th day of February, 2017.

Notary Public

My commission expires: January 5, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christina M. Weidel **Lucas J. Haas**	U.S. Bank National Assoc.	**058090A30400CO**
609 Childress Crossing	7001 Penn Ave. S, Suite A1	
Nashville, TN 37218	Richfield, MN 55423	

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,

Chantelle M. Stoxstill and Michael Stoxstill, husband and wife

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

Christina M. Weidel, a single woman and Lucas J. Haas, a single man, Joint Tenants with Right of Survivorship

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 304, as shown on the Plan of Jordan Ridge at Eaton's Creek, Phase 2 of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chantelle M. Stoxstill and Michael Stoxstill, husband and wife, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed dated May 13, 2011, of record in Instrument No. 20110517-0037600, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20000915-0092002, Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Instrument No. 20061120-0143523, Instrument No. 20061120-0143524, Instrument No. 20070905-0106402, said Register's Office.

Easements of record in Book 6255, page 578, Book 8326, page 230, Record Book 5300, page 903, Record Book 6186, page 235, Record Book 7170, page 775, Record Book 7170, page 778, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060126-0009689, and Instrument No. 20070112-0005338, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 609 Childress Crossing, Nashville, TN 37218.

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, their heirs and assigns forever; and we do covenant with 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 in 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 27th day of February, 2017.

Chantelle M. Stoxstill

Michael Stoxstill

STATE OF Tennessee

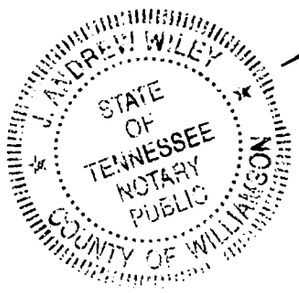
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Chantelle M. Stoxstill and Michael Stoxstill, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2017.

Notary Public

My Commission Expires: DEC 27 2017



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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY