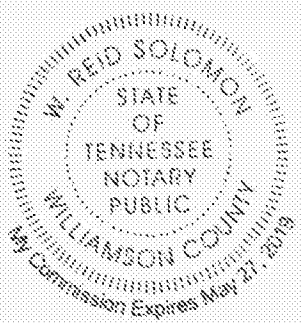
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-22-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Craig A. Klomparens | New Owner | 171-03-0B-030-00-CO |
| (NAME) | (NAME) | |
| 641 Old Hickory Boulevard, Unit 1 | | Davidson County DEEDWARR<br>Recvd: 05/25/17 11:03 3 pgs<br>Fees:18.00 Taxes:1213.60<br>**20170525-0052142** |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (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, we, **Stephen J. Suggs and Tammy L. Suggs, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Craig A. Klomparens, an unmarried man**, hereinafter called the GRANTEE(S), 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 No. 1B on the Plan of Revised Plan, Phase One, Section One, Townhomes of Fredericksburg, as of record in Book 9700, Page 236, Banbury Restrictions of record in Book 7798, Page 843, Covenants, conditions, easements and restrictions for Townhomes of Fredericksburg of record in Book 10126, Page 435, Instrument of Correction of record in Book 10294, Page 850, Second Amendment to Declaration of record in Instrument No. 200007180070558, rerecorded of record in Instrument No. 20050705-0076596, Covenants, conditions, easements and restrictions of Fredericksburg Homeowners Association, Inc., record in Book 8920, Page 65, Amendment to Declaration of record in Book 9500, Page 393, of record in Book 10224, Page 683, Second Amendment to Declaration of record in Book 10694, Page 541, 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 Stephen J. Suggs and Tammy L. Suggs, husband and wife by Warranty Deed from Roger D. Clark, Trustee of the Land Trust Agreement, dated January 4th 2006, dated 04/22/2015 recorded 04/27/2015, of record in Instrument No. 20150427-0037495, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Book 9700, Page 236, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 10126, Page 435, Instrument of Correction of record in Book 10294, Page 850, Second Amendment to Declaration of record in Instrument No. 200007180070558, re-recorded of record in Instrument No. 20050705-0076596, in the Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8920, Page 65, Amendment to Declaration of record in Book 9500, Page 393, of record in Book 10224, Page 683, Second Amendment to Declaration of record in Book 10694, Page 541, in the Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.
By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 10126, Page 486, Amendment to By-Laws of record in Book 10275, Page 959, Second Amendment of By-Laws of record in Instrument No. 20150102-0000219, 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 641 Old Hickory Boulevard, Unit 1, Brentwood, TN 37027
(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), 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), 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 our hands this 23 day of May, 2017.

Stephen J. Suggs

Tammy L. Suggs

State of Tennessee
County of Williamson

Personally appeared before me Stephen J. Suggs and Tammy L. Suggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2017.

Notary Public

My Commission Expires: 8/27/17

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

File No.: 01288-37234
SMG TN Warranty Deed

# True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019