STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-9045D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20170062587 DEEDWARR
Recvd: 07/21/17 10:08 2 pgs
Fees: 13.00 Taxes: 965.70
20170721-0073859

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul Stegall and Melissa Stegall, husband and wife (NAME)	Same (NAME)	62-2-B-216 CO
4629 Cather Court (STREET ADDRESS)	8218 St. Anthony Church Rd. (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Louisville KY 40214 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jeffery S. Sulzer and Diana Sulzer, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Stegall and Melissa Stegall, husband and wife,** 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 No. 160 on the plan of ABBINGTON PARK, PHASE ONE - SECTION FIVE, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffery S. Sulzer and Diana Sulzer, husband and wife from Beazer Homes Corp., a Tennessee corporation, by Deed dated October 27, 2006, as Instrument No. 20061101-0135372, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.**
2. **Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030213-0020075, Instrument No. 20040401-0036605, Instrument No. 20040401-0036606, Instrument NO. 200405180058461, Instrument No. 20050201-0011849, Instrument No. 20060202-0012846, Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830, and in any allied instrument(s) referred to in said restrictions.**
3. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument NO. 200601130-005368, Register's Office for Davidson County, Tennessee.**
4. **Charter of Homeowner's Association of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.**
5. **Bylaws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.**
6. **Stormwater Detention Agreement as recorded in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.**
7. **Public Sanitary Sewer Easement as recorded in Instrument No. 20060811-0098951, Register's Office for Davidson County, Tennessee.**
8. **Common Area conveyed to Homeowner's Association of record in Instrument No. 20040407-0039568, Instrument No. 20040415-0042646, Instrument No. 20050201-0011847, Instrument No. 20050201-0011848,**

Instrument No. 20060202-0012845, and Instrument No. 20081023-0106257, Register's Office for Davidson County, Tennessee.

9. **Transmission Line Easement as recorded in Book 1163, page 341, Register's Office for Davidson County, Tennessee.**

10. **Flowage Easement as recorded in Book 2242, page 513, Register's Office for Davidson County, Tennessee.**

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jeffery S. Sulzer is signed by his duly appointed Attorney-in-fact Diana Sulzer, pursuant to the Power of Attorney recorded in Instrument # 20170721-0073858, said Register's Office.

This is improved property, known as 4629 Cather Court, Nashville, TN 37214.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of July, 2017.

JEFFERY S. SULZER

By: x Jeffery S Sulzer by Diana Sulzer July 20, 2017
Diana Sulzer, Attorney-in-Fact Date

x Diana Sulzer July 20, 2017
Diana Sulzer Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Diana Sulzer, the bargainor(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 and official seal, this 20th day of July, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Diana Sulzer, Attorney-in-Fact for Jeffery S. Sulzer, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066