WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/17 11:06 4 pgs
Fees:23.00 Taxes:1572.50
20170721-0073918

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Michael W. Konderson

Affiant

Subscribed and sworn to me on July 31, 2017

Todd A. Bricker

NOTARY PUBLIC

My Commission Exp: September 11, 2017

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30678

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher B. Schappert and Robin T. Schappert 1244 Beech Hollow Drive Nashville, TN 37211	Regions Bank 2050 Parkway Office Birmingham, AL 35244	180-02-0A-058.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael W. Konderson, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Christopher B. Schappert and Robin T. Schappert husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The conveyance of the above-described parcel of land is subject to the following:

Land in Davidson County, Tennessee, being Lot Number 17 on the Plan of Section Two, The Ridge at Stone Creek Park of record in Plat at Instrument Number 20060120-0007577, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Konderson, an unmarried man by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument Number 20070306-0027734 Register's Office for Davidson County, Tennessee, dated March 02, 2007 and recorded on March 06, 2007.

1. 2017Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20060120-0007577, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 10324, Page 365, amended in Instrument Number 20010719-0076875 and Instrument Number 20020722-0087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
5. Deed of conveyance as to Open Spaces of record in Instrument Number 20130611-0059043, in the Register's Office for Davidson County, Tennessee.
6. Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument Number 20020528-0064318, in the Register's Office for Davidson County, Tennessee.
9. Subject to rights of others in and to the common areas and/or elements.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1244 Beech Hollow Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs

and assigns, 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 31st day of July, 2017.

Michael W. Konderson

Michael W. Konderson

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

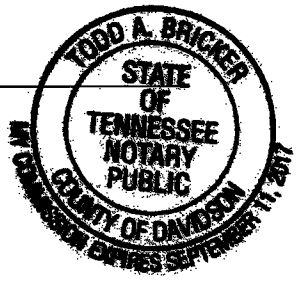
Before me personally appeared Michael W. Konderson, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 20, 2017.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: _____



True Copy Certification

I, Erin Kirouac, 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.

Erin Kirouac

Signature

State of Tennessee

County of Rutherford

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

Shelly Bagwell

Notary's Signature

My Commission Expires: 5/19/20

Notary's Seal

