Pritchett

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1487

Bill Garrett Davidson County
Batch# 693 **DEEDWARR**
09/14/2017 08:53:51 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20170914-0093808

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 8 day of September 2017.

Notary Public

My commission expires: 11-21-2018

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:
Joshua W Huegel **Michelle L Huegel**	Stoker Mtg Corp	**165-05-0A-110.00**
700 Point Break Cir N	88 C Michael Davenport Blvd	
Antioch, TN 37013	Frankfort, Ky 40601	

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,

Clayton Properties Group, Inc., a Tennessee corporation

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

Joshua W. Huegel and Michelle L. Huegel, 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 149, on Subdivision Plat, Section I, Phase II, South Shore, as shown on Plat of record in Instrument No. 20050210-0015592, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to CMH Parks, Inc., by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated May 18, 2011, of record in Instrument No. 20110520-0038776, Register's Office for Davidson County, Tennessee. CMH Parks, Inc., is now known as Clayton Properties Group, Inc. See Corporate Charter Amendments of record in Instrument No. 20170127-0009091, 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.

Easements of record in Book 3917, Page 967, said Register's Office.

Easements of record in Book 3917, Page 967 said Register's Office.

Easements of record in Instrument No. 200006150059555, said Register's Office.

Easements of record in Instrument No. 20020624-0075604, said Register's Office.

HOA Charter of record in Instrument No. 20050811-0095166, 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 700 Point Break Cir N, Antioch, TN 37013.

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 8th day of September, 2017

Clayton Properties Group, Inc.
By: WILL ROBERSON
Its: ASST. SECRETARY

STATE OF TENNESSEE

COUNTY OF BLOUNT

Personally appeared before me, a Notary Public of said County and State, WILL ROBERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be ASST. SECRETARY of Clayton Properties Group, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained. by personally signing the name of the corporation as ASST. SECRETARY

Witness my hand, at office, this 8th day of September, 2017

NOTARY PUBLIC

My Commission Expires: [illegible]

SHARON CORN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY