Bill Garrett Davidson County
Batch# 15421 DEEDWARR
10/19/2017 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20171019-0107148

ADDRESS NEW OWNER: Marc Oliver Flaugh
Ashlyn Flaugh
6740 Ascot Drive
Antioch, TN 37013

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 151-9-A-307.00

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Richard A. Unger and Mary C. Unger, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Marc Oliver Flaugh and Ashlyn Flaugh, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 307, as shown on Long Hunter Chase, Phase 3, Section 2, of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan referencing is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Unger and wife, Mary C. Unger, from NVR, Inc., a Virginia Corporation T/a Fox Ride Homes, by Deed recorded on September 2, 2004, in Instrument No. 20040902-0106564, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6740 Ascot Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been been prorated and paid by Grantor at closing.(2) All matters appearing on the Plan of record in 20020926-0117442, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions in Book 9430, Page 251; Book 9534, Page 938; and Instrument No. 20020930-0118656, said Register's Office.(4) Certificate of Resolution for JCH Development Company, Inc., of record in Book 9432, Page 789, said Register's Office.(5) Easement granted by Dardanus Mackey and wife, Mary F. Mackey to United States of America for purposes of maintaining a transmission line of record in Book 1101, Page 457, said Register's Office.(6) Easement granted by United States of America by Dardanus Mackey and wife, Mary F.. Mackey, for the purposes of maintaining a transmission line of record in Book 2338, Page 466, Register's Office for Davidson County, Tennessee.(7) Grant of Easement to Crossman Communities of Tennessee, LLC, in Instrument Number 20000906-0088271, said Register's Office.(8) Agreement for dedication of easement for Sanitary Sewers and/or Storm Draining recorded in Instrument Number 20001030-0107415, said Register's Office.(9) Long Hunter Chase Homeowners Association Charter of record in Book 9433, Page 953, said Register's Office.(10) Quitclaim of Common Areas to Long Hunter Chase Homeowners Association in Book 9432, Page 792, and Book 9649, Page 764, said Register's Office.(11) Conveyance of common areas from JCH Development Company, Inc, to Long Hunter Chase Homeowners Association, Inc., in Instrument No. 20021003-0120427, said Register's Office.(12) Easement for water mains in Book 8197, Page 288 and Book 9988, Page 821, said Register's Office.(13) Easement for Sanitary Sewers in Book 9588, Page 930 and Book 9988, Page 793, said Register's Office.(14) Easement for drainage ditch granted by James Franklin and Ann R. Franklin to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 4717, Page 515, said Register's Office.(15) Agreement for Dedication of Easement fo Water Mains and Appurtenances granted by JCH Development Company, Inc., to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 8197, Page 288, said Register's Office.(16) Agreement for Dedication of Easement for Water Mains and Appurtenances granted by Maurice W. Pinson, Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8358, pages 91 & 92, said Register's Office.(17) Easement granted Tennessee Telephone and Telegraph Company by JCH Development of record in Book 9661, Page 919, said Register's Office.(18) Declaration of Taking by Tennessee Valley Authority for maintenance of transmission line designated Davidson-Wilson Transmission Line of record in Book 4446, Page 423, said Register's Office.(19) Judgment for taking of an easement by United States of America for use by the Tennessee Valley Authority of record in Book 4535, Page 351, said Register's

Office.(20) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Barry Construction Company of record in Book 9588, Page 930, said Register's Office.(21) Easement granted by JCH Development Company, Inc., to Crossman Communities of Tennessee, LLC, for the purpose of constructing, installation, operating, maintaining, and repair or replacement of sewer lines of record as Instrument No. 20009006-0088271, said Register's Office.(22) Easement granted Crossman Communities of Tennessee, LLC, by JCH Development Company, Inc., for the construction, installation, operation, maintenance, and repair or replacement of sewer line and related facilities of record as Instrument No. 20000906-0088272, said Register's Office.(23) Stormwater Detention Agreement as to Long Hunter Chase Phase 3, Section 2, Long Hunter Chase as of record as Instrument Number 20020718-0086411, said Register's Office.(24) Boundary Plat of Long Hunter Chase of record in Plat Book 7900, Page 595, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of October 2017.

Richard A. Unger

Mary C. Unger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Richard A. Unger and Mary C. Unger, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of October 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: 11-3-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $235,000.00.

Affiant

Subscribed and sworn before me this ~~18th~~ 19th day of October 2017.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public
My Commission Expires: OCT 20 2020

File No. 1710K274

True Copy Certification

I, KRISTEN TRAINI, 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 Sumner

Personally appeared before me, Kemberly Powell a notary public for this county and state, KRISTEN TRAINI 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: 3-30-21

Notary's Seal (if on paper)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY