Bill Garrett Davidson County
Batch# 87290 DEEDWARR
05/02/2018 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20180502-0041375

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180415692** | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is: $234,900.00.<br>Stacie C. Whitfield<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April, 2018.<br><br>Notary Public<br>My Commission Expires: March 18, 2019 |

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Stacie C. Whitfield<br>101 Stonecrest Drive<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>114-12-0A-001.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Abbey Jo VanValkenburgh** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stacie C. Whitfield, an unmarried woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No.1 as specified on the plan of Stoneridge Townhomes, Phase I, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060721-0088352; as amended in Instrument No. 20080201-0010773; and as Supplemented and Amended Annexing Phase II Property of record in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Stoneridge Townhomes, Phase II, for placement of Units and for a more complete identification and description of such Unit.

BEING the same property conveyed to Abbey Jo VanValkenburgh by Quitclaim Deed from Charles N. VanValkenburgh, of record as Instrument No. 20130530-0054550 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes with the Charter and By-Laws of Stoneridge Townhomes Homeowners Association, Inc. appended thereto, of record in Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, and as supplemented and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.

This is **improved** property located at 101 Stonecrest Drive Nashville TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of April, 2018.

Abbey Jo VanValkenburgh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Abbey Jo VanValkenburgh, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2018.

Notary Public

My Commission Expires: 8.4.20



## CERTIFICATE OF AUTHENTICITY

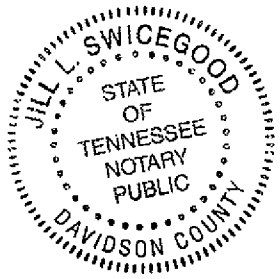
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 9/10/2018