Bill Garrett Davidson County
Batch# 121328 DEEDWARR
07/27/2018 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20180727-0073239

| | |
|---|---|
| **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. 180717061** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of July, 2018.<br><br>Notary Public<br>My Commission Expires: 1-26-19 |

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Keith Rowe and Cynthia Rowe<br>7157 Holt Run Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>Same | Tax Information:<br>Tax Parcel ID No.<br>180020A00700CO |

**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, **Omari A. Ruffin and Patience A. Ruffin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Rowe and Cynthia Rowe, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 95 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Omari A. Ruffin and Patience A. Ruffin, husband and wife by Warranty Deed from Roger D. Platt and Patricia Platt, husband and wife, recorded on the 19th day of August, 2013 in Instrument No. 20130819-0087215, in the Register's Office of 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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION 1, THE RIDGE AT STONE CREEK, as recorded in Instrument No. 20031027-0157621.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10324, Page 365 and Instrument Nos. 20010719-0076875 and 20020722-0087705.

Terms and provisions of by-Laws recorded in Book 10324, Page 405 .

Charter of Homeowners Association recorded in Book 10324, Page 358.

Storm Water Detention Agreement recorded at Instrument No. 20020528-0064318.

This is improved property located at 7157 Holt Run Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 25th day of July, 2018.

Omari A. Ruffin

Patience A. Ruffin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Omari A. Ruffin and Patience A. Ruffin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

