WARRANTY DEED

Bill Garrett Davidson County
Batch# 131477 DEEDWARR
08/21/2018 11:05:13 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20180821-0082800

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Vanderpool Law 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9549

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Justin Lett and Heather Lett	New Owner	085040A07200CO
4164 Stone Hall Blvd		
Hermitage, TN 37076-2087		

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,

ROBERT RHEA AND WIFE, LISA RHEA

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

JUSTIN LETT AND HEATHER LETT, HUSBAND AND WIFE AS JOINT TENANTS

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 No. 72 on the Plan of First Revision of Final Plat Major Subdivision, The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 1A, Planned Unit Development, of record in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert Rhea and wife, Lisa Rhea by Warranty Deed from Jon D. Harper and Eric R. Gatlin, married, recorded on the 18th day of September, 2015 in Instrument No. 20150918-0095070, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RESERVED AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD), PHASE 1, SECTION 1A, as recorded in Instrument No. 20091005-0092019 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20090310-0021482, Amended at Instrument Nos. 20090407-0031921 and 20090515-0044929, Amended and Restated at Instrument Nos. 20090623-0058338 and 20120202-0009628, supplemented at Instrument Nos. 20120207-0011118 and 20161013-0108472, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Easement for Waterline, recorded in Book 4212, Page 147.

6. Certification of Grant of Right of Way and Road Construction recorded at Instrument No. 2009041-0036252.

7. Easement for Public Utility, Drainage and Force Main recorded at Instrument No. 20071213-0143333.

8. Easement Agreement recorded in Book 7292, Page 968.

9. Agreement for Grant of Easement recorded at Instrument Nos. 20011024-0116287 and 20030328-0040734.

10. Stormwater Detention Agreement recorded at Instrument Nos. 20060809-0097670, 20070730-0089806 and 20090615-0055321.

11. Quitclaim Deed for Open Space and Common Areas recorded at Instrument No. 20090310-0021483.

12. Agreed Order recorded at Instrument No. 20100106-0001301.

13. Flowage Easement granted to United States of America recorded in Book 2244, Page 399.

14. Easement as shown on Instrument No. 20060801-0093487.

15. Specific Power of Attorney recorded at Instrument Nos. 20150918-0095068 and 20150918-0095069.

This is improved property known as 4164 Stone Hall Blvd, Hermitage, TN 37076-2087

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 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 our hand on the 14th day of August, 2018.

Robert Rhea, by Lisa Rhea as his Attorney-in-Fact

Robert Rhea, by Lisa Rhea as his Attorney-in-Fact

Lisa Rhea

Lisa Rhea

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Lisa Rhea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Robert Rhea for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Robert Rhea.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of August, 2018.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020