WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152061 DEEDWARR
10/17/2018 12:14:47 PM 2 pgs
Fees: $13.00 Taxes: $640.10

20181017-0102946

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES 01/18/22

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

A-P-18-1531

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaleb Gonyea	American Neighborhood Mortgage Acceptance Company, LLC	
(NAME)	(NAME)	
1531 Sprucedale Dr.	100 E. Gate Drive Ste. 400	**175-02-0B-026.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA M. WITTEN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KALEB GONYEA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4602, on the Plan of Old Hickory Commons, Section 1, a Planned Unit Development, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20080317-0026338, as amended in Instrument No. 20101222-0101832, and Instrument No. 20130322-0028759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa M. Witten, a single person by Warranty deed from Ole South Properties, Inc a Tennessee Corporation of record in Instrument No. 20160714-0072248 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 08, 2016.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Instrument No. 20080220-0016771, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons with By-Laws appended thereto, of record in Instrument No. 20070920-0112646, as amended in Instrument No. 20071213-0143334, as amended and restated by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons with Charter and By-Laws appended thereto, in Instrument No. 20080317-0026338, as further amended in Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument 20130322-0028759, Instrument 20140207-0011094 and Instrument No. 20170602-0055284, Instrument No. 20100303-0016291 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to all matters shown on the Plan attached as an Exhibit to the Amendment To Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three, of record in Instrument No. 20080317-0026338, in the Register's Office for Davidson County, Tennessee.
- Conveyance of all common areas to HOA of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Company of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Tennessee Telephone Company of record in Instrument No. 20080709-0070604 and

Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.
• Income restrictions set forth in Warranty Deed filed in Instrument Number 20160714-0072248, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20160714-0072248 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Taxes for 2019 and subsequent years a lien not yet due and payable.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1531 Sprucedale Dr., Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 15 DAY OF OCTOBER, 2018.

Lisa M. Witten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA M. WITTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212