WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154851 DEEDWARR
10/29/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20181029-0106995

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/08/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Renee Boswell-Stangel	Stephanie Renee Boswell-Stangel	108 12OB 166.00
(NAME)	(NAME)	
3332 Quail View Drive	3332 Quail View Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Susan Pitts, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephanie Renee Boswell-Stangel and Michael F. Stangel, wife and husband, 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:

BEING Lot No. 154, on the Plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Susan Pitts by deed from Ollie Pitts of record in Instrument 20000511-0047483, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to All matters shown on the Plans of record of record in Book 6900, Page 583, Book 6900, Page 756-758, Book 6900, Pages 577-581, Book 6200, Page 783, Book 6200, Page 817, Book 7900, Page 386, Book 7900, Page 485, and Book 7900, Page 645, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens of record in Book 7471, Page 26, as amended by First Amendment of record in Book 7646, Page 142, Second Amendment of record in Book 7646, Page 147, Third Amendment of record in Book 7646, Page 149, rerecorded in Book 7647, Page 648, Fourth Amendment of record in Book 7732, Page 749, Fifth Amendment of record in Book 8263, Book , Sixth Amendment of record in Book 8271, Page 863, Seventh Amendment of record in Book 8297, Page 380, Eighth Amendment of record in Book 8634, Page 19, Ninth Amendment of record in Book 8856, Page 361, and Tenth Amendment of record in Book 9182, Page 786, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 7900, Page 645, Register's Office, Davidson County, Tennessee.

Subject to Easement for Sanitary, Sewer and/or Storm Drainage of record in Book 5856, Pages 80 and 84, and deed of conveyance of water and sewer lines of record in Book 6147, Pages 886 and 893, said Register's Office.

Subject to Unrecorded Easement for Sanitary, Sewers, dated June 19, 1980 of record in Book 5658, Page 984, said Register's Office.

Subject to Right-of-Way of any road, street or highway encompassed with the boundaries of the property.

Subject to Storm Water Detention Agreement of record in Book 7390, Page 270, said Register's Office.

Unrecorded Easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachment, which a correct survey or an inspection of the premises would disclose.

Subject to Temporary non-exclusive right-of-way and access easements, rights and covenants contained of record in Book 8068, Page 723, said Register's Office.

339, said Register's Office.

Subject to Conveyance of common area to Harborview at Cheswicke Homeowner's Association of record in Book 8297, Page 376, said Register's Office.

All matters shown on the Boundary Survey of a Portion of the Third National Bank Property, dated September 15, 1993, revised October 26, 1993, by Charles M. Moran, Tennessee Registered Land Surveyor No. 970, Resource Development Company, Inc. 527 8th Ave, South, Nashville, TN 37203, and Surveyor's Report dated September 15, 1993

unimproved ☐

This is improved ☑ property, known as 3332 Quail View Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 my hand this 26th day of October, 2018.

Susan Pitts

STATE OF TENNESSEE

COUNTY OF Robertson

On this 26th day of October, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan Pitts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

201810290106995

True Copy Certification

I, Julie Dyess, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess 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: 5-15-2021

{Notary Seal}

