Smith Shelby

STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 155782 DEEDWARR
11/01/2018 12:36:23 PM 3 pgs
Fees: $18.00 Taxes: $997.11
20181101-0108309

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,490.00.

Preston B Mott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2018.

K. Nixon
Notary Public
MY COMMISSION EXPIRES: 6-21-22
File No. 18-1554

K NIXON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edgar Delgado (NAME)	United Wholesale Mortgage (NAME)	174 9 B 13 CO
116 Lightwood Drive (STREET ADDRESS)	585 South Blvd E (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edgar Delgado, an unmarried man**, 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. 13 on the plan of Kingsport, Phase 1, as shown by plat of record in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed dated August 15, 2014 from Regent Land, LLC, a Tennessee limited liability company, recorded August 19, 2014, in Instrument Number 20140819-0075078, in the Register's Office for Davidson County, Tennessee.

FURTHER, Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee Corporation by Special Warranty Deed dated April 13, 2018 from Green Trails, LLC, a Tennessee limited liability company, recorded April 17, 2018, in Instrument Number 20180417-0036096, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 201711170118044, revised in Instrument No. 201712050123987, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers/Storm Drainage as recorded in Book 9539, page 616, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers/Storm Drainage as recorded in Book 9539, page 616, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as recorded in Instrument No. 20150323-0024588, Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as recorded in Instrument No. 2008013-00009570, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Instrument No. 2017112-00119159, Register's Office for Davidson County, Tennessee.

6. Master Deed and Declaration, Covenants, Conditions and Restrictions in Instrument No. 2017112-00119160, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 116 Lightwood Drive, Antioch, TN 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 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. Whenever 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 22nd day of October, 2018.

Clayton Properties Group, Inc., a Tennessee Corporation

By: Lauren Luegers
Lauren Luegers, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lauren Luegers, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of October, 2018.

K. Nixon
Notary Public
My Commission Expires: 6/21/22

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

DAVID BRILEY
MAYOR

3478810

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

September 28, 2018

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING – 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

CLAYTON PROPERTIES GROUP INC DBA GOODALL HOMES
393 MAPLE ST
GALLATIN, TN 37066

RE: **FINAL USE AND OCCUPANCY**
116 LIGHTWOOD DR, ANTIOCH, TN 37013
Map / Par No: 174090B01300CO
Building Permit: D2018020242
Issued: 09/28/2018

Gentlemen:

The Department of Codes and Building Safety and other required Metropolitan Departments have inspected Single Family Residence at the above location.

Through routine inspections and visual observations it has been determined that the work performed substantially complies with the applicable codes and ordinances of the Metropolitan Government of Nashville and Davidson County. Therefore, we hereby approve it for Final Use and Occupancy. However, Granting of the **Final Use and Occupancy** in no way relieves the **contractors of their** responsibility for any work performed not in accordance with applicable codes and ordinances.

Thank you for your cooperation.

Very truly yours,

Byron Hall
Assistant Director
Department of Codes Administration

BH: ls