Karen Y Johnson Davidson County
Batch# 162299 DEEDWARR
11/19/2018 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.23
20181119-0113686

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180917834

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $347,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2018.

Notary Public
My Commission Expires: 10/17/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mathew B. Stauning and Stephanie Jayla Stauning 136 Claybrook Lane Antioch TN 37013	USAA 10750 McDermott Freeway San Antonio TX 78288-0544	Tax Parcel ID No. 173-15-0A-072.00-CO

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, **Joshua Morris West and Denise Leann Fields n/k/a Denise Leann West, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mathew B. Stauning and Stephanie Jayla Stauning, 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Final Plat of Mill Run Subdivision Phase 1A (Cluster Lot Development) of record in Plat at Instrument No. 20010608-0060668, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Morris West and Denise Leann Fields, as joint tenants with right of survivorship by Warranty deed from Richard A. Heil and wife, Cecilia D. Noland Heil of record in Instrument No. 20111031-0084320 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on October 31, 2011.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 11700, Page 27 and Plat at Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11675, Page 472, and amended at Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, 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.
By-Laws of record in Book 11675, Page 497, in the Register's Office for Davidson County, Tennessee.
Charter of Nashville Mill Run Homeowners Association, Inc. of record in Instrument Number 19991207-0300674, in the Register's Office for Davidson County, Tennessee.
Conveyance of Common Area of record in Instrument Number 20000217-0016180 and Instrument No. 20011219-0139981, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee.
Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for Davidson County, Tennessee.
Easement for Conservation Greenway of record in Instrument Number 20011024-0116286, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20010405-0022586 and 20111117-0089838, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 3933, Page 359 and Book 10448, Page 188, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 3933, Page 359, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20111031-0084320 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.

This is improved property located at 136 Claybrook Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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, Grantors have executed this instrument on this 15th day of November, 2018.

Joshua Morris West

Denise Leann West

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Morris West and Denise Leann West, 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 15th day of November, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

