WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169130 **DEEDWARR**
11/30/2018 01:38:29 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20181130-0117000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF NOVEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9669

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alaina M. Pol and Matthijs C. Pol		
2021 Stanford Village Drive		173-11-0A-036.00 CO
Antioch, TN 37013		

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,

ANDREW WELLS AND TANIA BARTOS-WELLS, HUSBAND AND WIFE

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

ALAINA M. POL AND MATTHIJS C. POL, 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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 101, on the plan of Section One, Stanford Village, as of record in Instrument Number 20000204-0012060 and Instrument Number 20000204-0012061, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew Wells and Tania Bartos-Wells, husband and wife by Warranty Deed from John J. Galler, a single man, recorded on the 1st day of October, 2014 in Instrument No. 20141001-0090724, 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 2019 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 recorded in Instrument Nos. 20000204-0012060 and 20000204-0012061 , 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 Deed recorded in Instrument Nos. 20000203-0011283; 20000228-0019107; 20000301-0020280 and 20041108-0134204, 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. Terms and provisions of By-Laws recorded in Instrument No. 20000217-0016311.

6. Charter of Stanford Village Homeowners Association, Inc. recorded at Instrument No. 20000217-0016310.

7. Easement for Gulf Interstate Gas Company, recorded in Book 2590, Page 545 and Partial Release in Book 11208, Page 14.

8. Easement for Right-of-way, recorded in Book 11263, Page 503; Book 4218, Page 425 and Book 4229, Page 43.

9. Easement for Ingress & Egress, recorded in Book 11263, Page 506 and Book 11263, Page 521.

10. Easement for Utility Line, recorded in Instrument No. 20010329-0030191.

11. Flood Plan Agreement as set forth in instrument recorded in Book 11493, Page 254.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 9466, Page 794.

13. Right-of-way Deeds recorded in Book 2739, Page 637 and Book 2740, Page 181.

This is improved property known as 2021 Stanford Village 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 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 28th day of November, 2018.

Andrew Wells

Tania Bartos-Wells

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANDREW WELLS AND TANIA BARTOS-WELLS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 2018.

Notary Public

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

My Commission Expires: _____