STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 169360 DEEDWARR
12/03/2018 09:49:52 AM 2 pgs
Fees: $13.00 Taxes: $1,102.60
20181203-0117401

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2018.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 18-3456

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brandon Valentine and Courtney Valentine (NAME)	USAA Federal Savings Bank (NAME)	174 9 B 15 CO
108 Lightwood Drive (STREET ADDRESS)	10750 McDermott Freeway (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (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 **Brandon Valentine and Courtney Valentine, husband and wife**, 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. 15 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.

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.

This is improved property, known as 108 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 29th day of November, 2018.

Clayton Properties Group, Inc., a Tennessee Corporation

By: _____
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 29th day of November, 2018.

_____
Notary Public

My commission expires: 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

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