STATE OF Tennessee
COUNTY OF ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 11/8/21
File No. 18-3955

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 183950 DEEDWARR
01/15/2019 12:56:21 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20190115-0004146

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| James R. Satterwhite and Faye West Satterwhite (NAME) | New Owners (NAME) | 097-02-0-A48-30-0CO |
| 1849 Stonewater Drive (STREET ADDRESS) | (STREET ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (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, **Nicholas Klose and Jennifer Klose, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Satterwhite and Faye West Satterwhite, 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. 483 on the Final Plat, Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Nicholas Klose, an unmarried man, and Jennifer Anne Harms, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated August 29, 2016 and recorded August 31, 2016 as Instrument No. 20160831-0091312, in the Register's Office of Davidson County, Tennessee.

Jennifer Anne Harms having since married and is now known as Jennifer Klose

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 Number 20160129-0008909, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument Number 20080408-0035557 and 20160226-0018415 in the official records of Davidson County Register of Deeds.

3. Subject to the Conveyance of Common Areas, recorded in Instrument Number 20160226-0018414, in the official records

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CVRES-18-01849

of Davidson County Register of Deeds.

4. Subject to the Storm Water Maintenance Agreement, recorded in Instrument Number 20140903-0080257, in the official records of Davidson County Register of Deeds.

5. Subject to the Utility Easements, recorded in Instrument Numbers 20160505-0044752 and 20160505-0044760, in the the official records of Davidson County Register of Deeds.

6. 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 1849 Stonewater Drive, Hermitage, TN 37076.

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 10th day of January, 2019.

Nicholas Klose

Jennifer Klose

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of January, 2019, before me personally appeared Nicholas Klose and Jennifer Klose, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10th day of January, 2019.

Notary Signature
My commission expires: 7/19/2022

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

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