Karen Johnson Davidson County
Batch# 187511 DEEDWARR
01/23/2019 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63
20190123-0006831

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 469900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-4-21
(AFFIX SEAL)

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

J-KW-18-1512-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristina Allen Reliford and Mozianio Reliford, III	**New Owner** JP Morgan Chase Bank NA	
(NAME)	(NAME)	**064-01-0-108.00**
1512 Stokley Lane	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Columbus OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD W. WEDEKIND AND WIFE, CATHERINE WEDEKIND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOZIANIO SAMUEL RELIFORD, III AND KRISTINA ALLEN RELIFORD** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 54 on the Plan of Final Plat of Phase Two, Cleveland Hall Subdivision of record in Plat at Instrument No. 20020304-0026804, 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 Howard W. Wedekind and wife, Catherine Wedekind by Warranty deed from Homes By Design, LLC of record in Instrument No. 20041217-0150294 Register's Office for Davidson County, Tennessee, dated December 15, 2004 and recorded on December 17, 2004.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20020304-0026804, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11725, Page 76, Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290 and Instrument No. 20081014-0103112, 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 11725, Page 110, in the Register's Office for Davidson County, Tennessee.
- Subject to BellSouth Easement of record in Book 11720, Page 325, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10637, Page 38 and Book 11725, page 70, in the Register's Office for Davidson County, Tennessee.
- Cumberland Utility District of record in Book 7994, Page 173, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Book 8068, Page 524, in the Register's Office for Davidson County, Tennessee.
- Water and/or sewer distribution system easement of record in Book 8006, Page 677, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7844, Page 242, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Open Space or Common Area of record in Instrument Number 20130816-0086466, in the Register's Office for Davidson County, Tennessee.
- Subordination and release of Easement of record in Book 11763, Page 838, in the Register's Office for Davidson County, Tennessee.
- Possible right of Nashville and Eastern Railroad Railroad to increase its right-of-way to the full extent of its

charter.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1512 Stokley Lane, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22 DAY OF JANUARY, 2019.

Howard W. Wedekind by John Gleaves, Attorney-In-Fact

Catherine Wedekind by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HOWARD W. WEDEKIND AND CATHERINE WEDEKIND, and who acknowledged he/she/they executed the same as the free act and deed of the said HOWARD W. WEDEKIND AND CATHERINE WEDEKIND.

Witness my hand and official seal, this the 22nd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-6-2019