Karen Johnson Davidson County
Batch# 209765 DEEDWARR
03/25/2019 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20190325-0026901

# GENERAL WARRANTY DEED

**This Instrument Was Prepared By:**
**Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027**

| Address New Owner: | Send Tax Bills To: | Map/Parcel: |
|---|---|---|
| **Crystal Churn & Rose Marie Reid**<br>**6248 Suzy Dr.**<br>**Antioch, TN 37013** | **New Owner** | **174-11-0B-060.00 CO** |

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$290,000.00**.

Affiant

Sworn to and subscribed before me this 19th day of March, 2019.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11/8/22

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC.,** a Tennessee corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **CRYSTAL CHURN, an unmarried woman and ROSE MARIE REID, an unmarried woman, as tenants in common with right of survivorship** (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot No. 60 as shown on the Final Plat of The Grove at Cane Ridge, Phase Three (A Cluster Lot Subdivision) of record in Plat at Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by deed from WILSON BANK & TRUST AND CITIZENS BANK OF LAFAYETTE, of record in Instrument No. 20160405-0032520, dated March 31, 2016, said Register's Office.**

This is improved property known as **6248 Suzy Drive, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand on this 22nd day of March, 2019.

**GRANTOR:**

**LAND DEVELOPMENT.COM, INC.,**
a Tennessee corporation

Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.Com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand, at office, this 22nd day of March, 2019.

Notary Public

My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

**Exhibit A**
**Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 174-11-0B-060.00 CO.

2. Matters shown on the Plan of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20100526-0040558, Instrument No. 20060112-0004819, Instrument No. 20101228-0102708, Instrument No. 20120524-0045182, Instrument No. 201206040048269, and Instrument No. 20160601-0055259, said Register's Office.

4. Charter of Homeowners Association of record in Instrument Number 20010816-0088852 and Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.

5. Common Area Conveyed to Homeowners Association of record in Instrument Number 20010815-0088361, Instrument No. 20160614-0059957, and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee.

6. Transmission Line Easement of record in Book 4420, page 36, Book 4428, page 565 and Book 5163, page 803, in the Register's Office for Davidson County, Tennessee.

7. Easements to United Telephone Co. of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

8. Dedication of Easement for water mains, access road, powerlines and appurtenances of record in Book 5078, page 476, in the Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Instrument No. 20050413-0041341 and Instrument No. 20070130-0012097, in the Register's Office for Davidson County, Tennessee.

10. Assignment of Declarant Rights of record in Instrument No. 201205240045182, in the Register's Office for Davidson County, Tennessee.

11. Application for Greenbelt in Instrument No. 20060719-0087192, said Register's Office.

12. Notice of Completion of record in Instrument No. 20180615-0057870, said Register's Office.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201903250026901