Karen Johnson Davidson County
Batch# 220297 DEEDWARR
04/22/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20190422-0036667

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 190319657** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $289,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of April, 2019.<br><br>Notary Public<br>My Commission Expires: 12.03.19 |

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Tom Thielebeule and Cristie Thielebeule<br>1155 Woodbury Falls Court<br>Nashville TN 37221 | Send Tax Bills To:<br>Bank of America, NA.<br>101 South Tryon Street<br>Charlotte, NC 28255 | Tax Information:<br>Tax Parcel ID No.<br>128-12-0C-033.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany Rubidoux and Matthew Rubidoux, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Thielebeule aka Tom Thielebeule and Cristie Thielebeule, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1155 Woodbury Townhomes, Phase 1, as shown on Declaration of Covenants and Restrictions of record in Instrument No. 20060310-0028278, Amended at Instrument No. 20080201-0010772 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brittany Rubidoux and Matthew Rubidoux, wife and husband by Warranty deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160510-0046511 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 10, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050216-0017693, 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 Instrument Number 20060310-0028278 and amended in Instrument Number 20080201-0010772, 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

Charter of record in Instrument No. 200603090027744, Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement of record as Instrument No. 20050118-0005578 and Instrument No. 20061023-0130904, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewer of record in Book 5074, Pages 856 and 945 in the Register's Office for Davidson County, Tennessee.
Deed to State of Tennessee of record in Book 8083, Pages 534, 541 and 547 in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer, Storm Drainage and Water Mains of record in Instrument Number 20120706-0059466, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20160510-0046511 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1155 Woodbury Falls Court Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the undersigned has executed this Instrument and it is effective as of the 17th day of April, 2019.

Brittany Rubidoux

Matthew Rubidoux

STATE OF Colorado )
COUNTY OF El Paso )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany Rubidoux and Matthew Rubidoux, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2019.

Notary Public MY COMMISSION EXPIRES 3/21/2020

My Commission Expires: _____

ELLEN HAMILTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114075480
MY COMMISSION EXPIRES MAR 21, 2020

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

