WARRANTY DEED

Karen Johnson Davidson County
Batch# 222790 DEEDWARR
04/26/2019 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20190426-0038684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-6-2022

(AFFIX SEAL)

BRIANNA B. TARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. Keel	Joseph M. Keel	131012B01100CO
(NAME)	(NAME)	
521 Hobbs Creek Drive	923 Birdsall Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Houston, TX 77007	
(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 considerations, the receipt of which is hereby acknowledged, we **Haury & Smith Contractors, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joseph M. Keel, an unmarried man**, hereinafter called the GRANTEE(S), his 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 Unit No. 11, on the plan of HOBBS CREEK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 201809260095386, amended in Instrument 201901070001757, as affected by Scrivener's Affidavit of record in Instrument 201901100002710, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Haury & Smith Contractors Inc by Warranty Deed dated 8/15/2007, from Arthur Albert Schlott, of record in Instrument 200708150097675, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee Corporation by Warranty Deed dated 7/20/2015, from Lynn A. Deal, unmarried, of record in Instrument 201507230072369, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury & Smith Contractors Inc by Warranty Deed dated 4/1/2016, from Carolyn H. Hite, Patty Hite Criddle and Charles Smith Criddle, of record in Instrument 201604080033866, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee Corporation by Quitclaim Deed dated 5/23/2018, from Haury & Smith Contractors, Inc., a Tennessee Corporation, of record in Instrument 201805240049761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions of record in Instrument 200505100052650, amended in Instrument 200606010064170, Instrument 200910160096028, Annexation of Additional Lands of record in Instrument 201212040111555, further amended of record in Instrument 201412020110599, as affected by Amended of record in Instrument 201703240028758; By-Laws of record in Instrument 201304330039977, Instrument 201312040123748, Instrument 201703240028757, Instrument 201809260095386, amended in Instrument 201901070001757, as affected by Scrivener's Affidavit of record in Instrument 201901100002710; (2) Encroachment Agreement of record in Book 8029, Page 129, re-recorded in Book 8046, Page 493; (3) Easement of record in Instrument 200710260126488 and Instrument 200711130132981; (4) Declaration of Pedestrian Public Access Easement of record in Instrument 200803070023084; (5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201304220039472 and Instrument 201705090045910, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 521 Hobbs Creek Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his 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), his 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.

Effective the 22nd day of April, 2019.

Haury & Smith Contractors, Inc., a Tennessee Corporation

By: _____
Randall Toney, CFO

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Randall Toney** 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 CFO of Haury & Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as such CFO, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such CFO.

Witness my hand and Official seal this 22nd day of April, 2019.

_____
Notary Public:
My Commission Expires: 2-21-20

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 389552
Warranty Deed TN

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

