Karen Johnson Davidson County
Batch# 224523 DEEDWARR
05/01/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $529.10
20190501-0040411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Y-BR-19-412

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)
Dennis Lamont Lewis, Jr.	New Owner	
(NAME)	(NAME)	**162-01-0B-055.00-CO**
412 Claircrest Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JESSIE KONING, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENNIS LAMONT LEWIS, JR., AN UNMARRIED MAN,** 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 Unit No. 55 on the Plan of Phase Three, Clairmont of record in Plat Book 6200, Page 393, revised in Book 6050, Page 410, 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 Jessie Koning, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20121010-0092799 Register's Office for Davidson County, Tennessee, dated October 09, 2012 and recorded on October 10, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 393 as amended in Plat Book 6050, Page 410, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6988, Page 542, as amended in Book 7269, Page 223, Book 7891, Page 590, Book 8027, Page 258, Book 8027, Page 261, Book 8027, Page 264 as supplemented and amended in Book 8784, Page 328, Register's Office for Davidson County, Tennessee.
- By-Laws for Clairmont Homeowners' Association, Inc., of record in Book 6988, Page 552 as supplemented and amended in Book 8108, Page 993 and Book 8251, Page 180, in the Register's Office for Davidson County, Tennessee.
- Charter for Clairmont Homeowners' Association, Inc. of record in Book 6988, Page 536 amended in Book 7960, Page 128, Book 7137, Page 826, Book 8168, Page 430 and Book 8172, Page 28, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common areas to for Clairmont Homeowners' Association, Inc., of record in Book 7961, Page 410 and Book 8673, page 523, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6719, Page 701, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8127, Page 883 and Book 8127, Page 921, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **412 Claircrest Drive, Antioch, Tennessee 37013**.

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 30th DAY OF APRIL, 2019.

Jessie Koning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSIE KONING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY