Karen Johnson Davidson County
Batch# 225971 DEEDWARR
05/06/2019 09:40:57 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190506-0041965

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190419962

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2019.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cheri L. Wessels and Kaili L. Wessels, and Kristen M. Wessels and Kelsie Wessels 3957 Stephens Ridge Way Antioch TN 37013	New Owner Ameris Bank 1125 Ocean Ave Lakewood, NJ 08701	Tax Parcel ID No. 173-16-0A-260.00-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, **Robert P. Haugen and Felicity H Haugen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheri L. Wessels and Kaili L. Wessels, and Kristen M. Wessels and Kelsie Wessels, as tenants in common**, ("Grantees"), its 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 Lot No. 126 on the Plan of Final Plat of Hidden Creek, Phase 4, Section 2 (A Cluster Lot Subdivision) of record in Plat at Instrument No. 20060627-0076909, 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 Robert P. Haugen, an unmarried man by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071204-0140457 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 04, 2007.

Felicity H. Haugen joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Robert P. Haugen.

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 in Instrument No. 20060627-0076909, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020514-0059176, as amended in Instrument No. 20030313-0033781; supplemented in Instrument No. 20050930-0117904, Instrument No. 20050930-0117906, Instrument No. 20050308-0025065, Instrument No. 20060828-0105537, Instrument No. 20060828-0105538 and Instrument No. 20090908-0084135, 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 Instrument No. 20030303-0027389 and Instrument No. 20090808-0084136, in the Register's Office for Davidson County, Tennessee.

Charter of Hidden Creek Homeowner's Association of record in Instrument No. 20030303-0027388 and Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to Hidden Creek Homeowner's Association of record in Instrument No. 20060828-0105539, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20020320-0034487, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3957 Stephens Ridge Way Antioch TN 37013

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, Grantor has executed this instrument on this 2nd day of May, 2019.

Robert P. Haugen

Felicity H Haugen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert P. Haugen and Felicity H Haugen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020