Karen Johnson Davidson County
Batch# 238370 DEEDWARR
06/04/2019 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $591.63
20190604-0053116

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34798-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $159,900.00. Stephanie Stahlbusch Affiant Subscribed and sworn to before me this 1st day of June, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Becky Dodson 456 Claircrest Drive Antioch, TN 37013	Acopia, LLC 306 Northcreek Blvd #100 Goodlettsville, TN 37072	Map and Parcel No.: 162 01 0 B 011 00CO

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, **Stephanie L. Stahlbusch, married, formerly known as Stephanie L. Cafferky**, and husband Erik Stahlbusch who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Stephanie L. Stahlbusch ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Becky Dodson, unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 456 Claircrest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of June, 2019.

Stephanie L. Stahlbusch

Erik Stahlbusch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie L. Stahlbusch and Erik Stahlbusch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Phase 1 Clairmont, as of record in Plat Book 6050, page 286, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Stephanie L. Cafferky, unmarried by deed dated August 10, 2007 from Young Lim Chung, unmarried of record in Instrument No. 20070814-0097250, Register's Office for Davidson County, Tennessee. Stephanie L. Cafferky having since married and is now known as Stephanie L. Stahlbusch.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 162 01 0 B 011 00CO.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Clairmont, of record in Book 6988, page 542, Register's Office for Davidson County, Tennessee.
3. Amendment to By-Laws of Clairmont Homeowner's Association, Inc., of record in Book 8108, page 993, and Book 8251, page 180, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6050, page 286, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6719, page 701, Register's Office for Davidson County, Tennessee.

Return To: 19003497
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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.

NMCKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

Heather Lee
State of Tennessee Notary Public
Rutherford Co.