WARRANTY DEED

Karen Johnson Davidson County
Batch# 238852 DEEDWARR
06/05/2019 09:13:27 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190605-0053561

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Danielle Siegel	F&M Bank	034-01-011.00 CO
(NAME)	(NAME)	
259 Cobblestone Place Drive	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Gatlinburg Guru, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephanie Danielle Siegel, single woman,** hereinafter called the GRANTEES, their heirs and 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. 111 of the Cobblestone II Townhomes, a Townhouse Planned Unit Development, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, said Register's Office, and as shown on Final Plat, a Horizontal Property Regime (Private Element), Cobblestojne Townhomes, a Planned Unit Development, of record in Instrument No. 20100311-0018694, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Gatlinburg Guru, LLC, by Warranty Deed from KVR Homes, LLC, dated 1/30/18 and recorded 2/2/18 in Instrument No. 20180202-0011085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Subject to all existing easements and all matters shown on plat of record in Instrument No. 20100311-0018694; all matters contained in Declaration of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505; Charter in Instrument No. 20160401-0031280; Easement to Comcast of record in Instrument No. 20090114-0003605; Easement in Instrument No. 20060628-0077506; Agreement in Instrument No. 20081222-0121716; Storm Water Maintenance Agreement in Instrument No. 20080612-0060827 and Instrument No. 20150825-0085830; and all matters in Deed of record in Instrument No. 20180202-0011085, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 259 Cobblestone Place Drive, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 31st day of May, 2019.

GATLINBURG GURU, LLC

Michael Gaughan, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Gaughan, with whom I am personally acquainted and who upon his/her oath acknowledged himself to be an Authorized Agent of Gatlingburg Guru, LLC, the within named bargainor, and limited liability company, and that he as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Michael Gaughan as such Authorized Agent.

Witness my hand and official seal on 31st day of May, 2019.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20192057

Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212