Karen Johnson Davidson County
Batch# 252278 DEEDWARR
07/03/2019 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,219.15
20190703-0065148

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $329,500.00

Affiant

Subscribed and sworn to before me this 28th day of June, 2019.

Notary Public
My commission expires: 12/15/21

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Alan West and Madison Armstrong West 1908 Grace Point Lane Nolensville, TN 37135	New Owner	188-10-0-C13-90-0CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Eric W. Kuchel and Adriana M. Kuchel, Trustees of The Kuchel Family Trust, dated September 29, 2011** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alan West and Madison Armstrong West, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 139 on the Plan of Final Plat, Carothers Crossing, Phase 3, Section 1, of record in Plat at Instrument No. 20170523-0051054, 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 Eric W. Kuchel and Adriana M. Kuchel, Trustees of the Kuchel Family Trust, dated September 29, 2011, by deed from Regent Homes, LLC of record in Instrument No. 20190208-0012323, Register's Office for Davidson County, Tennessee, and dated February 7, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Carothers Crossing of record in Plat Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee.

2. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057 Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20070702-0078659 Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900 Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826 Register's Office for Davidson County, Tennessee.

6. Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523 Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20070627-0076582, supplemented in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818, amended in Instrument No. 20080515-0049892, with Supplemental to add Phase 3, Section 1, of record in Instrument No. 20171002-0100688, Register's Office for Davidson County, Tennessee.

8. Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20171002-0100689, as corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697, as amended in Instrument No. 20180125-0008094 Register's Office for Davidson County, Tennessee.

9. Charter for Carothers Crossing Neighborhood Association of record in Instrument No. 20070307-0027908 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1908 Grace Point Lane, Nolensville, TN 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of June, 2019.

Kuchel Family Trust, dated September 29, 2011

By: _____
Eric W. Kuchel, Trustee

By: _____
Adriana M. Kuchel, Trustee

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Eric W. Kuchel and Adriana M. Kuchel, with whom I am personally acquainted, and who acknowledged themselves to be the Trustees of The Kuchel Family Trust, dated September 29, 2011, and as such trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Kuchel Family Trust.

Witness my hand, at office, this 28th day of June, 2019.

_____
Notary Public

My Commission expires: January 13, 2022

CLAUDIA QUINTANILLA
Comm No. 2225610
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires JANUARY 13, 2022

201907030065148

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