Karen Johnson Davidson County
Batch# 261590 DEEDWARR
07/24/2019 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20190724-0072674

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520887**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $232,000.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2019. Notary Public My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Jillian Marie McDonald 5304 Southfork Blvd Old Hickory TN 37138	Send Tax Bills To: ~~New Owner~~ Leaders CU 35 stonebridge Blvd Jackson TN 38305	Tax Information: Tax Parcel ID No. 063-16-0C-085.00-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, **Justin Aufmann and Melissa Paliganoff-Aufmann, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jillian Marie McDonald, a single woman,** ("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 all of Unit No. 85, on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Justin Aufmann and Melissa Paliganoff , as joint tenants with rights of survivorship by Warranty deed from Classic Homes BOS, L.P., a Tennessee Limited Partnership of record in Instrument No. 20040915-0111123 Register's Office for Davidson County, Tennessee, dated September 09, 2004 and recorded on September 15, 2004.

Melissa Paliganoff having since married and is now known as Melissa Paliganoff-Aufmann.

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 as Instrument Number 20010703-0070299, as shown in Exhibit A in Instrument Number 20031031-0160338, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001206-0120233, amended in Instrument Nos. 20020130-0013464, 20031006-0147712, 20060703-0078830, 20040226-0022056, 20060815-0100265, and 20141208-0111982, made applicable in 20031031-0160338 and Instrument No. 20160921-0099328, 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

Charter of record in Instrument Number 20010716-0075385, as amended in Instrument Number 20020128-0011789, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument Number 20010712-0074536, as amended in Instrument Number 20030808-0113486, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page (s) 186, 190, 194 and 117, in the Register's Office for Davidson County, Tennessee.

Right to Use Water from Spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, page 644, Book 5792, page 649, Book 5916, page 717, Book 6036, page 281, Boo 5826, page 95, Book 5826, page 100, Book 5826, page 105, Book 5916, page 722 and Book 6036, page 274, in the Register's Office for Davidson County, Tennessee.

Easement Deeds for a Non-Exclusive Easement for Road Purposes and Ingress and Egress to Old Hickory Blvd. of record in Book 6267, Page (s) 296 and 298, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 8007, Page (s) 232, 237, 240 and 248, in the Register's Office for Davidson County, Tennessee.

Attorney's Certification for Hermitage Springs Estates Homeowners Association, Inc. of record in Instrument No. 20010717-007-5891, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 5304 Southfork Blvd Old Hickory TN 37138

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 18 day of July, 2019.

Justin Aufmann

Melissa Paliganoff-Aufmann

STATE OF Illinois)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Aufmann and Melissa Paliganoff-Aufmann, 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 18 day of July, 2019.

Renee Stein

Notary Public

My Commission Expires: 5-6-2023

OFFICIAL SEAL
RENEE STEIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES MAY. 06, 2023

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY