THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420325**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $439,939.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2019. Notary Public My Commission Expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 263721 DEEDWARR
07/30/2019 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.77
20190730-0074676

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jared Lynch and Gina Lynch 4245 Stone Hall Boulevard Hermitage TN 37076-2093	New Owner	Tax Parcel ID No. 085-04-0A-247.00-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, **Joshua Rountree and Amanda Rountree, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jared Lynch and Gina Lynch, husband and wife**, ("Grantees"), their 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. 247 on the Plan of Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 2B of record in Plat at Instrument No. 20131014-0107217, 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 Joshua Rountree and Amanda Rountree, husband and wife by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation of record in Instrument No. 20140619-0053763 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 19, 2014.

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 20131004-0104209, as amended in Instrument No. 20131014-0107217, 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 20090310-0021482, amended in Instrument Number 20090407-0031921, Instrument Number 20090515-0044929, as amended and restated in Instrument Number 20090623-0058338, and further amended and restated in Instrument Number 20120202-0009628, and supplemented in Instrument Number 20120207-0011118, 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

Easement for Water Line of record in Instrument Number 20060801-0093487 and Instrument No. 20090615-0055321, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20070730-0089806 and in Instrument Number 20060809-0097670, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument Number 20120730-0066771, in the Register's Office for Davidson County, Tennessee.
Certification of Grant of Right-of-Way and Road Construction of record in Instrument Number 20090421-0036252, in the Register's Office for Davidson County, Tennessee.
Deed for an Easement for a Water Line of record in Book 4212, Page 147, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20100720-0056497, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument Number 20030328-0040734, in the Register's Office for Davidson County, Tennessee.
Agreed Order of record in Instrument Number 20100106-0001301, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20011024-0116287, in the Register's Office for Davidson County, Tennessee.
Flow Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument Number 20100720-005652, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument Number 20140821-0076185, in the Register's Office for Davidson County, Tennessee.
Supplementary Declaration of record in Instrument Number 20161013-0108472, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4245 Stone Hall Boulevard Hermitage TN 37076-2093

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, Grantors have executed this instrument on this 26th day of July, 2019.

Joshua Rountree

Amanda Rountree

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Rountree and Amanda Rountree, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

