Karen Johnson Davidson County
Batch# 265060 DEEDWARR
08/01/2019 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20190801-0075854

ADDRESS NEW OWNER: William T. Stewart
Valerie D. Stewart
641 Old Hickory Blvd., Unit 37
Brentwood, TN 37027

SEND TAX BILL TO: New Owners

MAP-PARCEL NOS. 171-03-0B-048.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda Hanson, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William T. Stewart and Valerie D. Stewart, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Hanson, an unmarried woman, from Joyce L. Bumpus, a married woman, by Warranty Deed recorded on November 7, 2002, of record in Instrument No. 20021107-0137384, Register's Office for Davidson County, Tennessee.

This is property with a common address of 641 Old Hickory Blvd, Unit 37, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2)All matters as shown on the Plat of Phase One, Section One, Townhomes of Fredericksburg of record in Plat Book 9700, page 236, Register's Office for Davidson County, Tennessee.(3)Planned Unit Development Boundary Fredericksburg Plat of record in Plat Book 7900, page 509, Register's Office for Davidson County, Tennessee.(4)Plat of Amenities Area Fredericksburg of record in Plat Book 7900, page 807, Register's Office for Davidson County, Tennessee.(5)Restrictive Covenants contained in Book 7798, page 843, Register's Office for Davidson County, Tennessee.(6)Declaration of Covenants, Conditions and Restrictions for Fredericksburg Townhomes, of record in Book 10126, page 435, amended in Book 10224, page 638; corrected in Book 10294, page 850, amended in Instrument Number 20000718-0070558 and re-recorded in Instrument Number 20050705-0076596, Register's Office for Davidson County, Tennessee.(7)By-Laws of The Townhomes of Fredericksburg of record in Book 10126, page 486, amended in Book 10275, page 959 and Instrument Number 20150102-0000219, Register's Office for Davidson County, Tennessee.(8)Declaration of Covenants and Restrictions for Fredericksburg Townhomes of record in book 11550, page 531 and Amended in Book 11682, page 75, Register's Office for Davidson County, Tennessee.(9)By-Laws of Fredericksburg Townhomes Association, Inc. of record in Book 11550, page 554, Register's Office for Davidson County, Tennessee.(10)Corporation Charter (Non-Profit) of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.(11)Charter of Fredericksburg Townhomes Association, Inc. of record in Book 11550, page 529, Register's Office for Davidson County, Tennessee.(12)Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenance of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee.(13)Warranty Deed to State of Tennessee and Easement for Drainage Facilities of record in Book 7851, page 712, Register's Office for Davidson County,

Tennessee.(14)Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, page 269 and Book 9607, page 431, Register's Office for Davidson County, Tennessee.(15)Deed of acreage for Amenities Area of record in Book 9443, page 538, Register's Office for Davidson County, Tennessee.(16)Deed to Metropolitan Government for Water Mains of record in Book 9698, page 81, Register's Office for Davidson County, Tennessee.(17)Deed to Metropolitan Government for Sanitary Sewer of record in Book 9698, page 124, Register's Office for Davidson County, Tennessee.(18)Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee.(19)Stormwater Detention Agreement of record in Book 10357, page 902, Register's Office for Davidson County, Tennessee.(20)Conveyance of Common Area to Fredericksburg Townhomes Association, Inc. of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.(21)Grant of Easement between Comcast of Nashville I, LLC and Fredericksburg Townhomes Association, Inc. for Cable TV of record in Instrument No. 20131021-0109635, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of July 2019.

Linda Hanson

Linda Hanson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda Hanson, an unmarried woman** , with whom I am personally acquainted, or who 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 and official seal at office this 29th day of July 2019.

Kimberly J. Thompson

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater for this transfer is $415,000.00.

Affiant

Subscribed and sworn before me this 29th day of July 2019.

Notary Public
My Commission Expires: 12/15/21

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

File No. 1907K153

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