# SPECIAL WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

W-CP-19-1404

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jessica Catherine Smith and Stephen Daniel Bohn** | CMG Financial | |
| (NAME) **1404 Rugosa Court** | (NAME) 3160 Crow Canyon, #400 | **150-12-0A-071.00-CO** |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY L. CONLEY HENDRICKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA CATHERINE SMITH AND STEPHEN DANIEL BOHN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 679 on the Plan of Final PUD Plan, Phase III, Somerset of record in Plat Book 6900, Page 858, 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 Sherry L. Conley Hendricks by Quitclaim Deed from Keith Alan Hendricks of record in Instrument No. 20110119-0005220 Register's Office for Davidson County, Tennessee, dated August 31, 2010 and recorded on January 19, 2011.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 858, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7619, Page 647, amended in Book 7657, page 583, Book 7675, page 923, Supplemented in Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654 and Instrument No. 20060405-0039162, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7619, Page 679, amended in Book 9509, page 363, Book 9647, page 472 and Instrument No. 20090513-0044145, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7382, Page 225, Book 7661, Page 37, Book 7820, Page 605, Book 8235, Page 521 and Book 8584, Page 20, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer lines granted to Harpeth Valley Utility District of record in Book 9731, Page 142, in the Register's Office for Davidson County, Tennessee.
- Boundary Plats of record in Book 6900, Page 972, Book 7900, page 327 and Instrument No. 20001204-0118884, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area of record in Book 9443, Page 950, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 3314, Page 23, in the Register's Office for Davidson County, Tennessee.
- Easement for water and sewer lines of record in Book 7349, Page 564, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1404 Rugosa Court, Antioch, Tennessee 37013**.

Karen Johnson Davidson County
Batch# 273496 DEEDWARRSP
08/19/2019 01:43:30 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20190819-0082956

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 13th DAY OF AUGUST, 2019.

Sherry L. Conley Hendricks n/k/a Sherry Lynn Conley

David Brown Liles

David Brown Liles, spouse of Sherry L. Conley Hendricks n/k/a Sherry Lynn Conley, hereby joins in this conveyance and does transfer and convey any and all marital interest David Brown Liles may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY L. CONLEY HENDRICKS N/K/A SHERRY LYNN CONLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID BROWN LILES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

201908190082956