Karen Johnson Davidson County
Batch# 294455 DEEDWARR
10/02/2019 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,204.72
20191002-0100288

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922768**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,600.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2019. Notary Public My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-26-2022

WARRANTY DEED

Address New Owner: Charles Alan Niemi and Paula Goodwin Niemi 121 Breakwater Bay Hermitage TN 37076	Send Tax Bills To: SUMMIT FUNDING INC 2241 HARVARD ST, STE 200 SACRAMENTO, CA 95815	Tax Information: Tax Parcel ID No. 098 13 0A 087.00

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, **Thomas W. Doss and Joann B. Doss, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Alan Niemi and Paula Goodwin Niemi, husband and wife and Robert Land Goodwin and Rebecca Ruth Goodwin, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 87, PHASE ONE, SECTION SIX, NEW HOPE POINT, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 9700, Page 859, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas W. Doss and wife, Joann B. Doss by Warranty Deed from Ronald P. Staggs and Barbara J. Staggs, husband and wife, of record in Instrument No. 20040730-0091217, in the Register's Office of Davidson County, Tennessee, dated July 15, 2004 and recorded on July 30, 2004.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION SIX, NEW HOPE POINT, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 9700, Page(s) 859.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, NEW HOPE POINT, as recorded in Plat Book 9700, Page(s) 275 and Corrected at Instrument No. 20010531-0056257.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10290, Page 1, re-recorded in Instrument No. 200006280064247 and amended in Book 11394, Page 73, re-recorded in Instrument No. 200006280064249.

This is improved property located at 121 Breakwater Bay Hermitage TN 37076

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 26th day of September, 2019.

Thomas W. Doss

Joann B. Doss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas W. Doss and Joann B. Doss, 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 September, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

