File No. 555610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 20 19.

Notary Public

MY COMMISSION EXPIRES: February 10, 2023
(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 326668 DEEDWARR
12/09/2019 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20191209-0126635

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David F. Dotson	New Owner	108-12-0B-162.00C
(NAME) 3405 Harborwood Circle	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, (I / We), SCOTT LAURION AND TONEISHA LAURION, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

David F. Dotson, a single man,

hereinafter called the grantee(s), their heirs and assigns, a 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. 158 on the Plan of Revision to Lots #158 & 159 Harborview-Phase 1A Section 6, as of record in Plat Book 8250, Page 344, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn Hatter and Robert Hatter, wife and husband by Warranty Deed from Meredith Chapman Falzarano, married dated 10/04/2018 in Instrument No. 201810080099593 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Laurion and Toneisha Laurion by Warranty Deed from Kathryn Hatter and Robert Hatter, dated 03/25/2019, of record in Instrument 201903270027454, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 3405 HARBORWOOD CIRCLE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this _____ day of _____, _____.

SCOTT LAURION

TONEISHA LAURION

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SCOTT LAURION, HUSBAND OF TONEISHA LAURION, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of October, 2019.

Commission expires:

ZACH HORN
Notary Public - State of Michigan
County of Kent
My Commission Expires Nov 30, 2025
Acting in the County of Kent

Notary Public

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 TONEISHA LAURION, WIFE OF SCOTT LAURION, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of October 2019

Commission expires: 03/03/2020

Notary Public

SHELIAH AMBURGEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020

File Number:

RETURN TO:

Schedule "A"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Restrictions upon the use of the premises not appearing in the chain of title to the land.
8. Taxes for 2019 and subsequent years, a lien not yet due and payable.
9. All matters shown on the plat of record in Plat Book 8250, Page 344, in the Register's Office for Davidson County, Tennessee.
10. Covenants, conditions, easements and restrictions recorded in Book 7471, Page 26, as amended of record in Book 7646, Page 142, Book 7646, Page 147,Book 7646, Page 149,Book 7647, Page 648, Book 7732, Page 749,Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380 , Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title.
11. Sanitary Sewer Easement including terms and conditions thereof as recorded in Book 5658, Page 984 in the Register's Office for Davidson County, Tennessee.
12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement including terms and conditions thereof as recorded in Book 5856, Page 80 in the Register's Office for Davidson County, Tennessee.
13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement including terms and conditions thereof as recorded in Book 5856, Page 84 in the Register's Office for Davidson County, Tennessee.
14. Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Book 7390, Page 270 in the Register's Office for Davidson County, Tennessee.
15. All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 6900, Page 577 in the Register's Office for Davidson County, Tennessee.
16. All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 6900, Page 578.
17. All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 6900, Page 579 in the Register's Office for Davidson County, Tennessee.
18. All matters including but not limited to an Easement including terms and conditions thereof as recorded in Book 6900, Page 580 in the Register's Office for Davidson County, Tennessee.
19. All matters including but not limited to an Easement including terms and conditions thereof as recorded in Book 6900, Page 581 in the Register's Office for Davidson County, Tennessee.
20. Charter recorded 04/20/1988 of record in Book 7522, Page 339 in the Register's Office for Davidson County, Tennessee.
21. Charter Amendment recorded 12/26/1990 of record in Book 8263, Page 554 in the Register's Office for Davidson County, Tennessee.
22. All matters including but not limited to an Easement including terms and conditions thereof as recorded in Book 7900, Page 386 in the Register's Office for Davidson County, Tennessee.
23. Quitclaim Deed to the Homeowner's Association recorded 01/30/2002 of record in Instrument 200201300013468 in the Register's Office for Davidson County, Tennessee.
24. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

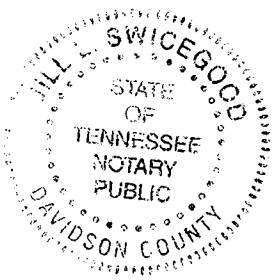
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

900