Karen Johnson Davidson County
Batch# 336666 DEEDWARR
12/31/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.62
20191231-0134798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,464.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Rinehart	SWBC MORTGAGE CORP	053140B003.00 CO
(NAME)	(NAME)	
1704 Comanche Run	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kevin Colin, unmarried (dba Maple Building Group), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Rinehart and Kristie Beckman* hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: * HUSBAND AND WIFE

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of 1st Revision Final Plat of The Woods of Neely's Bend, Phase 3, as of record in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Kevin Colin dba Maple Building Group, from Michael Stokes, by Correction Quit Claim Deed dated May 31, 2019, and as of record in Instrument No. 20190604-0053033, said Register's Office.

This conveyance is subject to restrictions as of record in Book 11527, page 304 and Instrument No. 20050318-0029990, said Register's Office.

Subject to Deed to Homeowner's Association as of record in Instrument No. 20110916-0072158, said Register's Office.

Subject to a Charter of Homeowner's Association as of record in Book 11527, page 331, said Register's Office.

Subject to by laws of record in Book 11527, page 336, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument No. 20080606-0058247, said Register's Office.

Subject to an Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 467, Book 11213, page 464, said Register's Office.

Subject to easement of record in Book 894, page 320, and Book 972, page 465, said Register's Office.

Subject to Stormwater Detention Agreement as of record in Instrument No. 20060727-0090952 and Instrument No. 20030313-0033942, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1704 Comanche Run, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of December, 2019.

Kevin Colin

STATE OF TENNESSEE

COUNTY OF Robertson

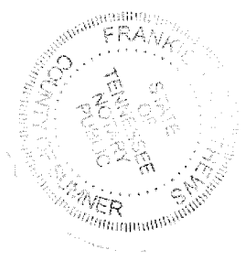
On this 20th day of December, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Colin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public,



201912310134798

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

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022