WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/4/23

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-20-917

Karen Johnson Davidson County
Batch# 354040 DEEDWARR
02/05/2020 12:43:42 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200205-0013494

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:	
Cynthia Sweeney Page	**InterLinc Mortgage Services, LLC**	
(NAME)	(NAME)	**156-05-0A-019.00-CO**
PO Box 40248	**10613 W. Sam Houston Pkwy N., Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Houston, TX 77064**	
(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, **RONALD ERIC DILTS AND NATALIE DILTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA SWEENEY PAGE, UNMARRIED,** 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 Unit No. 19 on Plan of Harpeth Village, a Planned Unit Development, Section 2, Phase 2 attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, a Planned Unit Development, of record in Instrument No. 20090121-0005246, as revised in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D., of record in Instrument No. 20090123-0006190, 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 Ronald Eric Dilts and Natalie Dilts, husband and wife by Warranty deed from Jennifer Dible, married of record in Instrument No. 20181105-0109673 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 05, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent.
- Plan of Final Plat of Harpeth Village P.U.D. of record in Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat of record in Instrument No. 20051227-0153838, Register's Office of Davidson County, Tennessee.
- Plan of Resubdivision of Open Space Plat of record in Instrument No. 20080618-0062694, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 5653, Page 679 and Book 6044, Page 104, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20070507-0054445, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20090121-0005246, as subject to Addendum of record in Instrument No. 20090123-0006190, and Instrument No. 20161006-0105961, and 20180214-0014615, Register's Office for Davidson County, Tennessee.
- By-Laws of Harpeth Village HOA of record in Instrument No. 20090121-0005247 and Instrument No. 20161006-0105962, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070829-0103594, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20070829-0103726, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20081107-0110815, in the Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Harpeth Valley Utility District of record in Book 4760, Page 840 and Book 8019, Page 166, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20100401-0024501, in the Register's Office for Davidson

County, Tennessee.
- Agreement for Dedication of Public Utilities and Abandonment of Existing Easement, of record in Instrument No. 20000510-0047300, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20051219-0151714, in the Register's Office for Davidson County, Tennessee.
- Electrical Permit of record in Book 7511, Page 516, Book 7512, Page 319 and Book 7611, Page 418, in the Register's Office for Davidson County, Tennessee.
- Grant of Utilities and Access Easement of record in Instrument Number 20161006-0105960, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area and Open Space of record in Instrument Number 20161006-0105963, 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: **917 Silkwood Circle, Nashville, Tennessee 37221**.

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 31st DAY OF JANUARY, 2020.

Ronald Eric Dilts

Natalie Dilts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD ERIC DILTS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE DILTS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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