WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 01/31/2023
(AFFIX SEAL)

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

Y-VRES-20-808

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)
Alexis K. Dominguez **Rachael E. Mohler**	New Owner	
(NAME)	(NAME)	**182-01-0A-104.00-CO**
808 Daybreak Drive		
(ADDRESS)		
Antioch, TN 37013		
(CITY) (STATE) (ZIP)		

Karen Johnson Davidson County
Batch# 369063 DEEDWARR
03/09/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200309-0025799

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, **MICHAEL E. SCHLUCKEBIER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXIS K. DOMINGUEZ, A SINGLE WOMAN, AND RACHAEL E. MOHLER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 175, Sunset Hills, Phase One, Section Two, RS-10 Subdivision - Cluster Lot Option as shown of record in Plat Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description,

Being the same property conveyed to Michael E. Schluckebier by Warranty deed from Lake Forest Homes, Inc. of record in Instrument No. 20130611-0059152 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 11, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129 and amended Instrument No. 20110203-0009586, Register's Office for Davidson County, Tennessee.
- Restrictions of record In Book 5894, Page 186, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20070605-0067128, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Open Space to HOA of record in Instrument Number 20080211-0013604, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475, in the Register's Office for Davidson County, Tennessee.
- Underground Sanitary Sewer line Easement of record in Instrument Number 20070710-0082048, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20071010-0120325, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, 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: **808 Daybreak Drive, Antioch, Tennessee 37013**.

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 6th DAY OF MARCH, 2020.

Michael E. Schluckebier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. SCHLUCKEBIER, 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 6th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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

True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY