Karen Johnson Davidson County
Batch# 378264 DEEDWARR
03/26/2020 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200326-0033111

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me this 26th day of March, 2020.

Notary Public
My commission expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph James Paone	Flagstar Bank, FSB	108-12-0B-112.00-C
1813 Summerlake Dr.	5151 Corporate Dr.	
Nashville, TN 37214	Troy, MI 48098	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Melanie L. Drudge, an unmarried woman,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Joseph James Paone, a single man and Rachel Lauren Gregg, a single woman, as Joint Tenants with Right of Survivorship,** 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:

Being Lot No. 10, Final Plat, Phase 1-A, Section 4, Harborview, as shown on plat of record in Plat Book 7900 Page 386, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sean C. Drudge and Melanie L. Drudge by deed from Carolyn J. Fitzsimons, of record in Instrument No. 20130712-0072229, Register's Office for Davidson County, Tennessee, and dated July 3, 2013. Sean C. Drudge conveyed his interest to Melanie L. Drudge by Quitclaim Deed of record in Instrument No. 20190520-0047022, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Harborview of record in Plat Book 7900 Page 386 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 7471 Page 26 and amended 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, and Book 9182 Page 786 Register's Office for Davidson County, Tennessee.

3. Charter for Harborview at Cheswicke Homeowners Association of record in Book 7522 Page 339 and amended in Book 8263 Page 555 Register's Office for Davidson County, Tennessee.

4. Easement for access of record in Book 8068 Page 723 Register's Office for Davidson County, Tennessee.

5. Sanitary/Storm Drainage Easement of record in Book 5856 Page 80, Book 5856 Page 84, Book 6147 Page 886 and Book 6147 Page 893 Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Book 7390 Page 270 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1813 Summerlake Drive, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26th day of March, 2020.

Melanie L. Drudge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of March, 2020, before me personally appeared Melanie L. Drudge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202003260033111

True Copy Certification

I, Nick Harris, 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 Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nick Harris 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: 5/15/2021

Notary' Seal (if on paper)

