THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200325984**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$460,000.00~~. Affiant Subscribed and sworn to before me, this 14th day of May, 2020. Notary Public My Commission Expires: 5/30/21

Karen Johnson Davidson County
Batch# 403233 DEEDWARR
05/20/2020 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20200520-0052293

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William L. Davis and Peter Gomez, Jr. 629 Westcott Lane Nolensville TN 37135	PNC Bank P.O. Box 8800 Dayton, OH 45401	Tax Parcel ID No. 186-04-0A-379.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah R. Staples, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William L. Davis and Peter Gomez, Jr., a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Final Plat of Burkitt Place, Phase 2K, Section 1, Cluster Lot Subdivision PUD No. 2004P-035G12 of record in Plat at Instrument No. 20131002-0103400, 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 Deborah R. Staples, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140619-0053834 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on June 19, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20131002-0103400, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060306-0025388, amended in Instrument No. 20070202-0014304, Instrument No. 20140619-0053834, Instrument No. 20150714-0068441, and Instrument No. 20180926-0095460 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

PUD Boundary Plat of record in Instrument Number 20050920-0113225, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA of record in Instrument Number 20170120-0006761, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument Number 20050908-0108101, in the Register's Office for Davidson County, Tennessee.
Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
ROW Easement of record in Instrument Number 20061109-0139669, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement in Favor of Metropolitan Government of record in Instrument Number 20060427-0048083 and Instrument No. 20070724-0087659, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Co. of record in Instrument Number 20060607-0067543, in the Register's Office for Davidson County, Tennessee.
Notice of Greenbelt Assessments of record in Book 8880, Page 387, in the Register's Office for Davidson County, Tennessee.
Assignment of Developers Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 629 Westcott Lane Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants that this instrument is effective on the 14th day of May, 2020.

5/13/2020

Deborah R. Staples

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah R. Staples, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, RYAN RAFOTH, 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, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

