3AB

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35432-04-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 19th day of May, 2020. Notary Public My Commission Expires:

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert Lawrence Rose, Jr. 1109 Smokewood Way Nashville, TN 37221	**Send Tax Bills To:** HIGHLANDS RESIDENTIAL MTG. 12001 N. CENTRAL EXPRESSWAY #750 DALLAS, TX 75243	**Tax Information:** Map and Parcel No.: 156 05 0 A 058 00CO

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, **Carolyn Sue Austin, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Lawrence Rose, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1109 Smokewood Way, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 404033 **DEEDWARR**
05/21/2020 08:54:48 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50

20200521-0052711

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of May, 2020.

Carolyn Sue Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn Sue Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2020.

Notary Public

My Commission Expires:

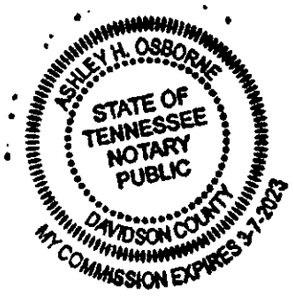


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants Conditions and Restrictions for Harpeth Village PUD of record in Instrument No. 20090123-0006190, Instrument No. 20161006-0105961, and Instrument No. 20180214-0014615, 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 Carolyn Sue Austin, a single person by deed dated June 30, 2010 from Biltmore Development LLC, a Tennessee limited liability company of record in Instrument No. 20100701-0051628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 156 05 0 A 058 00CO.
2. Restrictions of record in Book 5653, page 679 and Book 6044, page 104, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, and Restrictions of record in Instrument No. 20070507-0054445, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, Instrument No. 20090123-0006190, Instrument No. 20161006-0105961 and Instrument No. 20180214-0014615, Register's Office for Davidson County, Tennessee.
5. By-Laws of Harpeth Village Homeowners Association, of record in Instrument No. 20090121-0005247 and Instrument No. 20161006-0105962, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20070829-0103726, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the P.U.D. Boundary Plan in Instrument No. 20051227-0153838, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20080618-0062694, Register's Office for Davidson County, Tennessee.
10. Easement granted to Comcast of Nashville of record in Instrument no. 20081107-0110815, Register's Office for Davidson County, Tennessee.
11. Easement granted to Harpeth Valley Utility District of record in Book 4760, page 840 and Book 8019, page 166, Register's Office for Davidson County, Tennessee.

12. Grant of Easement of record in Instrument No. 20100401-0024501, Register's Office for Davidson County, Tennessee.
13. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070829-0103594, Register's Office for Davidson County, Tennessee.
14. Agreement for Dedication of Public Utilities and Abandonment of Existing Easement, of record in Instrument No. 20000510-0047300, Register's Office for Davidson County, Tennessee.
15. Stormwater Detention Agreement of record in Instrument No. 20051219-0151714, Register's Office for Davidson County, Tennessee.
16. Electrical Permit of record in Book 7511, page 516, Book 7512, page 319 and Book 7611, page 418, Register's Office for Davidson County, Tennessee.
17. Easement for flow of Trace Creek.
18. Subject to rights of others in and to the common areas and/or elements.Rights or claims of parties in possession.
19. Any Discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
20. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
21. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
22. Liens, encumbrances, or claims thereof, which are not shown by the public record.
23. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.