THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200426514**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Penny R Cook Affiant Subscribed and sworn to before me, this 28th day of May, 2020. Liz Davis Notary Public My Commission Expires: 5-17-21

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 412442 DEEDWARR
06/09/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20200609-0059139

WARRANTY DEED

Address New Owner: Bradley N. Pyron and Ashton R. Pyron 705 Stokley Glen Old Hickory TN 37138	Send Tax Bills To: Renasant Bank 2001 Park Pl N Ste 650 Birmingham AL 35203	Tax Information: Tax Parcel ID No. 063-04-0A-045.00-CO

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, **Hunter H. Roraus and Jordan A. Roraus, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Ashton Rose Pyron and Bradley Neal Pyron, wife and husband** ("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. 29 on the Plan of Cleveland Hall Subdivision, Phase Four of record in Plat at Instrument No. 20080201-0010505, 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 Hunter H. Roraus and Jordan A. Roraus, wife and husband by Warranty deed from Eastland Construction, Inc. of record in Instrument No. 20161222-0134860 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 22, 2016.

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 20080201-0010505, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cleveland Hall with By-Laws appended thereto of record in Book 11725, Page 76, amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112, 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.
Charter for HOA of record in Book 11725, Page 70, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument Number 20130816-0086466, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20060906-0110130, in the Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Book 11720, Page 325, in the Register's Office for Davidson County, Tennessee.
Drainage easement of record in Book 5763, Page 287, in the Register's Office for Davidson County, Tennessee.
Ingress and egress and utility easement of record in Book 7844, Page 249, in the Register's Office for Davidson County, Tennessee.
Utility and drainage easement of record in Book 7844, Page 262 and Book 7844, page 272, in the Register's Office for Davidson County, Tennessee.
Drainage and construction easement of record in Book 7844, Page 268, in the Register's Office for Davidson County, Tennessee.
Water line easement of record in Book 7994, Page 167, in the Register's Office for Davidson County, Tennessee.
Easement to Nashville and Eastern Railroad Authority of record in Book 8068, Page 524, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 705 Stokley Glen Old Hickory TN 37138

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 as of the 28th day of May, 2020.

Hunter H. Roraus

Jordan A. Roraus

STATE OF INDIANA
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hunter H. Roraus and Jordan A. Roraus, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2020.

Notary Public
My Commission Expires: 3/8/2024

CHRISTINA MORRIS
NOTARY PUBLIC
SEAL
HAMILTON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES MARCH 08, 2024
COMMISSION NUMBER 678100

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

