WARRANTY DEED

Karen Johnson Davidson County
Batch# 414234 DEEDWARR
06/12/2020 03:29:08 PM 2 pgs
Fees: $13.00 Taxes: $902.80

20200612-0060510

R-CB-20-3804

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/6/24
(AFFIX SEAL)

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)
Kelly J. Deasel	**SWBC Mortgage**	
(NAME)	(NAME)	
3804 Hoggett Ford Road	**9311 San Pedro Ave., Ste. 100**	**097-02-0A-204.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROGER L. QUATTLEBAUM AND MARY LYNN QUATTLEBAUM, HUSBAND AND WIFE AND LIBBY QUATTLEBAUM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY J. DEASEL,** 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:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 3C of record in Plat at Instrument No. 20130405-0033853, 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 Roger L. Quattlebaum and Mary Lynn Quattlebaum, husband and wife, and Libby Quattlebaum, a single person by Warranty deed from Cornelius Lloyd, unmarried of record in Instrument No. 20161006-0106039 Register's Office for Davidson County, Tennessee, dated October 04, 2016 and recorded on October 06, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Instrument No. 20130405-0033853, Register's Office of Davidson County, Tennessee.
- Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20140424-0034615, and Instrument No. 20170906-0091483 and 20180502-0041808, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer & pumping station easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395, in the

Register's Office for Davidson County, Tennessee.
- Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20170621-0062250, 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: **3804 Hoggett Ford Road, Hermitage, Tennessee 37076**.

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 11th DAY OF JUNE, 2020.

Roger L. Quattlebaum by Laura Mitchell Attorney-in-fact
Roger L. Quattlebaum by Laura Mitchell as Attorney in Fact

Mary Lynn Quattlebaum by Laura Mitchell Attorney-in-fact
Mary Lynn Quattlebaum by Laura Mitchell as Attorney in Fact

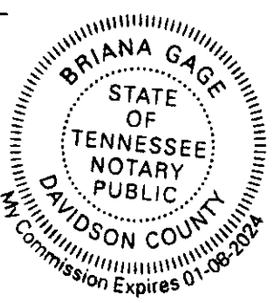
Libby Quattlebaum by Laura Mitchell Attorney-in-fact
Libby Quattlebaum by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROGER L. QUATTLEBAUM AND MARY LYNN QUATTLEBAUM AND LIBBY QUATTLEBAUM, and who acknowledged he/she/they executed the same as the free act and deed of the said ROGER L. QUATTLEBAUM AND MARY LYNN QUATTLEBAUM AND LIBBY QUATTLEBAUM.

Witness my hand and official seal, this the 11th of June, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212