WARRANTY DEED

Karen Johnson Davidson County
Batch# 416445 DEEDWARR
06/16/2020 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20200616-0062453

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 258,000.00.

Steven W. Stone
Affiant

Subscribed and sworn to me on June 8, 2020.

Todd
NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33516

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Shige Clark 200 Claybrook Lane Antioch, TN 37013	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288-0544	173-15-0A-122.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steven W. Stone and Tanya Stone, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Shige Clark, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Final Plat of Mill Run Subdivision, Phase 2, of record in Plat at Instrument No. 20011009-0109754, and as amended by Instrument No. 20020605-0067914, and as Instrument No.20020605-0067915, 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 Steven W. Stone and Tanya Stone, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20021105-0135831 Register's Office for Davidson County, Tennessee, dated October 30, 2002 and recorded on November 05, 2002.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20011009-0109754 and as amended by Instrument No. 20020605-0067914, and as Instrument No.20020605-0067915, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11675, Page 472, and amended at Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, 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.
4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 9343, Page 210, in the Register's Office for Davidson County, Tennessee.
5. Charter of Nashville Mill Run Homeowners Association, Inc. of record in Instrument Number 19991207-0300674, in the Register's Office for Davidson County, Tennessee.

6. Subdivision restrictions, building lines and easements of record in Instrument Number 20011009-0109754, Instrument No. 20010608-0060668 and Book 11700 Pages 27 and 28, in the Register's Office for Davidson County, Tennessee.
7. Easements of record in Instrument Number 20011024-0116286 and Instrument No. 20111117-0089838, in the Register's Office for Davidson County, Tennessee.
8. Easements of record in Book 3933, Page 359 and Book 10448 Page 188, in the Register's Office for Davidson County, Tennessee.
9. Conveyance of Common Areas of record in Instrument Number 20011219-0139981, in the Register's Office for Davidson County, Tennessee.
10. Stormwater Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee.
11. Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 200 Claybrook Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 8th day of June, 2020.

Steven W. Stone

Steven W. Stone

Tanya Stone

Tanya Stone

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 8, 2020, before me personally appeared Steven W. Stone and Tanya Stone to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 8, 2020.

Todd A Bricker

NOTARY PUBLIC

My Commission Expires: 9/7/24

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

True Copy Certification

I, Lori Patterson, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

