Karen Johnson Davidson County
Batch# 419369 DEEDWARRSP
06/18/2020 02:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,172.90
20200618-0064537

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Bonnie Lou Gallo 5572 Prada Drive Brentwood, TN 37027	CrossCountry Mortgage, LLC 6850 Miller Rd. Brecksville, OH 44141

Order Number: 101-10216072

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Heather Mitchell, an unmarried woman**, for Three Hundred Seventeen Thousand Dollars and 00/100 ($317,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Bonnie Lou Gallo, a single woman**, whose address is 5572 Prada Drive, Brentwood, TN 37027, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 38 on the Plat of High Point, Phase 2, Section 2, of record as Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Matters shown on Plan of record as Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee; and

A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in vesting Deed of record as Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee; and

Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488, said Register's Office; and

Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee; and

Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020517, in said Register's Office; and

Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027748, in said Register's Office; and

Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee; an d

Charter of High Point Homeowners' Association, Inc., recorded as Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee; and

Declaration of Covenants, Conditions and Restrictions for High Point recorded as Instrument No. 20110603-0042709, revised by Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500 and Instrument No. 20150622-0059582, in the Register's Office for Davidson County, Tennessee; and

All other any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, and real estate taxes and assessments, if any, prorated to the date of this deed..

County Parcel number: 181 10 0E 038.00
Street address of property: 5572 Prada Drive, Brentwood, TN 37027

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20151029-0110025 in the Recorder's Office, Davidson County, Tennessee.

Signed this 27th day of May, 2020.

Signature of Grantor:

Heather Mitchell

Heather Mitchell

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27th day of May, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Heather Mitchell, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Quentin Isabell

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

County Parcel number: 181 10 0E 038.00
Street address of property: 5572 Prada Drive, Brentwood, TN 37027

Oath of Consideration

I or we, Heather Mitchell the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $317,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 27th day of May, 2020.

Signatures of Affiant(s):

Heather Mitchell

Sworn and subscribed before me this 27th day of May, 2020.

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY