Karen Johnson Davidson County
Batch# 425647 DEEDWARR
06/25/2020 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20200625-0068511

WARRANTY DEED

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Chase	New Owner	097020A67100CO
(NAME)	(NAME)	
3776 Hoggett Ford Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 23rd day of June, 2020 by and between **ROBERT WHITE and STEPHANIE WHITE, husband and wife,** party of the first part, and **BRANDON CHASE, an unmarried man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 671 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert White and Stephanie White, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, dated 01/18/2018 and recorded 01/19/2018, of record in Instrument 201801190005944, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

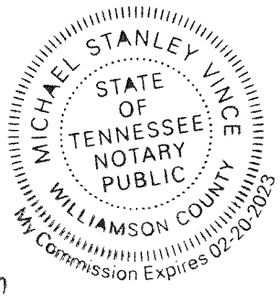
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.



Robert White
ROBERT WHITE

Stephanie White
STEPHANIE WHITE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT WHITE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of May 2020.

Commission expires: 02/20/2023

Michael Stanley Vince
Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named STEPHANIE WHITE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of May 2020.

Commission expires: 02/20/2023

Michael Stanley Vince
Notary Public

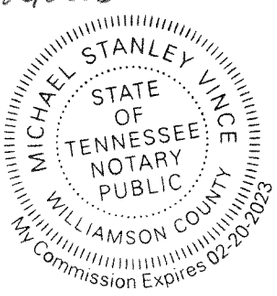


EXHIBIT A

All matters shown on the plat of record in Plat Instrument 201704260040821, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, Supplemental Declaration of recorded in Instrument 201706210062258 and Amendment Declaration of recorded in Instrument 201709060091483, Register's Office for Davidson County, Tennessee.

Easement Agreement recorded in Book 4049, Page 395, Register's Office for Davidson County, Tennessee.

Easement to the United States of America of recorded in Book 4586, Page 242, Register's Office for Davidson County, Tennessee.

Sewer Easement recorded in Book 4764, Page 324, Register's Office for Davidson County, Tennessee.

Utility Easement recorded in Book 7621, Page 276, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and Pumping Station Easement recorded in Instrument 200512190152201, Register's Office for Davidson County, Tennessee.

Declaration of Easement for Villages of Riverwood of recorded in Instrument 200812090118828, Register's Office for Davidson County, Tennessee.

Grant of Easement recorded in Instrument 200901090002452, Register's Office for Davidson County, Tennessee.

Storm Water Drainage Easement Agreement of recorded in Instrument 201001080001965, and Instrument 200512190152202, Register's Office for Davidson County, Tennessee.

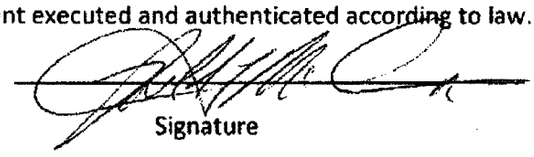
Storm Water Drainage and Detention Easement Agreement of recorded in Instrument 201001080001966, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities of recorded in Instrument 201003010015327 and Instrument 200707130083651, Register's Office for Davidson County, Tennessee.

Abandonment of Electric Transmission line Easement recorded in Instrument 201411030101036, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Russell J. McCann, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

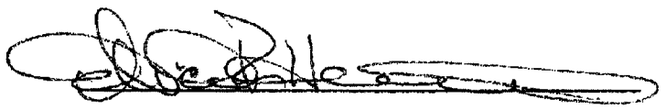


Signature

State of Tennessee

County of Williamson

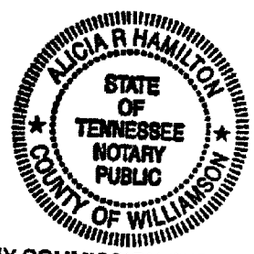
Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021