Karen Johnson Davidson County
Batch# 443268 DEEDWARR
07/23/2020 01:51:30 PM 4 pgs
Fees: $23.00 Taxes: $747.40
20200723-0081265

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $202,000.00.

Affiant

Sworn to and subscribed before me this 17th day of July, 2020.

Notary Public
My Commission Expires: 4/23/2024

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Chelsea J. Smith	108 Cobblestone Place Drive	~~Owner~~ Dynamic Lending Inc	
108 Cobblestone Place Drive		PO Box 13010	034-01-0F-005.00-CO
Goodlettsville, TN 37072	Goodlettsville, TN 37072	Sacramento, CA 95813	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Alexander Judge and Erin Judge, husband and wife as joint tenants,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Chelsea Jonea Smith, a single woman,** (Grantee), his/her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain townhome located in Davidson County. Tennessee, being Unit No. 5 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions end Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305. Register's Office of Davidson County. Tennessee. and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and alt easements, rights, and interests In favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though. or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants. Conditions and Restrictions: together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants. Conditions and Restrictions.

Being the same property conveyed to Erin Lisemby, unmarried and Alexander Judge, unmarried by Warranty deed from Hyneman Rental Company, LLC of record in Instrument No. 20170905-0091045 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 05, 2017.

Being the same property conveyed to Alexander Judge and Erin Judge, husband and wife as joint tenants by Quitclaim deed from Erin Judge F/K/A Erin Lisemby and Alexander Judge, wife and husband who acquired title as unmarried people of record in Instrument No. 20191202-0123443 Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on December 02, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, his/her successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
All matters shown on the Plan of record in Book 2330, Page 10, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Instrument 20100311-0018694, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes with By-Laws and Charter appended thereto, of record in Instrument Number 20081229-0123139, amended in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, 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.
Subject to all matters shown on the Plan attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes of record in Instrument Number 20081229-0123139, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, with By-Laws appended thereto, of record in Instrument Number 20160401-0031281, Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, and amended in Instrument No. 20160929-0102734, and amended in Instrument No. 20180424-0038505 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 of Cobblestone II Townhomes of record in Instrument Number 20160401-0031280, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan attached as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20160401-0031281, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement of Private Stormwater Management Facilities in Instrument 20080612-0060827, Register's Office for Davidson County, Tennessee.
Grant of Easement in Instrument 20090114-0003605, Register's Office for Davidson County, Tennessee.
Indemnity Agreement in Instrument 20081222-0121716, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2271, Page 71, amended in Book 3870, Page 687, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Transmission Line Easement to USA in Book 2443, Page 558, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement to City of Goodlettsville in Book 4468, Page 456, Register's Office for Davidson County, Tennessee.
Easement to City of Goodlettsville in Book 4468, Page 452, Register's Office for Davidson County, Tennessee.
Subject to Communications Systems Right of Way and Easement Agreement granted AT & T in Instrument 20020215-0019975, Register's Office for Davidson County, Tennessee.
Easement Agreement in Book 11248, Page 927, Register's Office for Davidson

County, Tennessee.
Subject to P.C.S. Site Agreement in Book 9960, Page 658, Register's Office for Davidson County, Tennessee.
Subject to Communications Systems Right of Way and Easement Agreement granted American Telephone and Telegraph Co. in Book 7030, Page 407, Register' s Office for Davidson County, Tennessee.
National Advertising Company Leases in Book 4371, Page 805 and Book 4371, Page 807, Register's Office for Davidson County, Tennessee.
Subject to Agreements for Dedication of Easement for Sanitary Sewers granted City of Goodlettsville in Book 4362, Page 980 and Book 4468, Page 468, Register's Office for Davidson County, Tennessee.
Subject to the provisions contained in deed of record in Instrument 20040819-0100484, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement of Private Stormwater Management Facility of record in Instrument Number 20150825-0085830, in the Register's Office for Davidson County, Tennessee.
Easements of record in Book 421, Page 44, Book 4362, Pages 966-981, Book 4468, Pages 452-469, Book 7030, Page 404, Book 8590, Pages 304-308, Instrument No. 20060628-0077506, Instrument No. 20140114-003779, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of July, 2020.

Alexander Judge

Erin Judge

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Alexander Judge and Erin Judge, husband and wife as joint tenants,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 17th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/2020

CHRISTINE N. MAROON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY