Karen Johnson Davidson County
Batch# 449002 DEEDWARR
08/03/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,373.55
20200803-0085352

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $641,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 2/2/24
File No. 20-9852

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marvin B. Rhodes and Martha D. Rhodes (NAME)	New Owner (NAME)	063-04-0A-035.00-CD
1553 Stokley Lane (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Albert B. Intilli, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marvin B. Rhodes and Martha D. Rhodes, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot 19 on the Plan of Phase Three, Cleveland Hall Subdivision,as shown on Plat of record as instrument Number 20060106-0002332, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert B. Intilli, a married man by Deed dated September 13, 2019 from Michael H. Richardson and Lana R. Richardson husband and wife, recorded September 18, 2019, in Instrument Number 201909180094476, in the Official Records of Davidson County, Tennessee.

This is not the marita residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction, recorded in the official records of the Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 11725, page 76 revised in Instrument Number 200503070024504; Instrument Number 200512020144894; Instrument Number 200712200146113; Instrument Number 200601130005680; Instrument Number 200810140103112; Instrument Number 200802080013290 and Instrument Number 201209120082762 Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to Homeowner's Association of record in Instrument Number 201308160086466, Register's Office

for Davidson County, Tennessee.

4. Charter HOA in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.

5. Subject to Deed of conveyance to Metro Government for water/sewer distribution system of record in Book 8006, page 677, Register's Office for Davidson County, Tennessee.

6. Easement to Bellsouth Telecommunications as recorded in Book 11720, Page 325, Register's Office for Davidson County, Tennessee.

7. Drainage and Construction Easement as recorded in Book 7844, Page 268, Register's Office for Davidson County, Tennessee.

8. Subject to the Easement to Cumberland Utility District, as recorded in Book 7994, Page 173, Register's Office for Davidson County, Tennessee.

9. Access Easement for public utilities as recorded in Book 7844, page 249, Register's Office for Davidson County, Tennessee.

10. Easement for public utilities, drainage and detention as recorded in Book 7844, page 262, Register's Office for Davidson County, Tennessee.

11. Public Utility and drainage Easement as recorded in Book 7844, page 272, Register's Office for Davidson County, Tennessee.

12. Easement for Highways as recorded in Book 8068, page 524, Register's Office for Davidson County, Tennessee.

13. Storm water detention agreement as recorded in Instrument 200411150136615, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1553 Stokley Lane, Old Hickory, TN 37138.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 31st day of July, 2020.

Albert B. Intilli

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of July, 2020, before me personally appeared Albert B. Intilli, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2020.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY