Karen Johnson Davidson County
Batch# 449222 DEEDWARR
08/04/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200804-0085740

WARRANTY DEED

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on July 30, 2020.

NOTARY PUBLIC

My Commission Expires: 11-03-2020

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33723

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitchell Taylor Silvers Paige Zumbrun Silvers 1705 Park Terrace Lane Nolensville, TN 37135	New Owners	188-10-A-120.00CO

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, M. Jason Cloud and wife, Rebekah Marie Cloud**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Mitchell Taylor Silvers and Paige Zumbrun Silvers, husband and wife, 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. 120, as shown on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62-123, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to M. Jason Cloud, a single man, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20170201-0010793 in the Register's Office for Davidson County, Tennessee.
**Rebekah Marie Cloud joins in this conveyance for the purpose of conveying and waiving any marital interest she may have in and to said property.

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

1. 2020 Davidson taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on the plan of record as Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges for liens, contained in an Instrument of record in Instrument No. 20070627-0076582, Instrument No. 2007821-0099817, Instrument No. 20070821-0099818 and in Instrument No. 20080515-00498982, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee.
6. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and in Instrument No 20070702-0078659, Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, Register's Office for Davidson County, Tennessee.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1705 Park Terrace Lane, Nolensville, TN 37135.

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 our hands this 30th day of July, 2020.

M. Jason Cloud

Rebekah Marie Cloud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 30, 2020, before me personally appeared M .Jason Cloud and Rebekah Marie Cloud 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 July 30, 2020.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

