WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Lakim Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July 2020.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reed Loeffel	New Owner	187090A03400CO
(NAME)	(NAME)	
4013 Liberton Way		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 450156 DEEDWARR
08/05/2020 08:08:46 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20200805-0086459

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Lane M. Stockeland and Valerie M. Stockeland, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Reed Loeffel and Taylor Loeffel, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34, on the plan of PHASE NINE, SECTION TWO BURKITT VILLAGE SP SUBDIVISION, as shown on plat of record in Instrument 20180208-0012957, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lane M. Stockeland and Valerie M. Stockeland, husband and wife by Warranty Deed dated 10/03/2018 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument 20181003-0098263, Register's Office for Davidson County, Tennessee.

1. This conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Instrument 20180208-0012957, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument 20130717-0074035, supplemented and amended in Instrument 20140814-0073542, Instrument 20150227-0017002, Instrument 2016[illegible]118-0122034, as affected by Instrument of Correction of record in Instrument 20161130-0125372, further supplemented and amended in Instrument 20161118-0122035, as affected by Instrument of Correction of record in Instrument 20161130-0125373 and Instrument 20170720-0073494 Rights or claims of parties in possession not shown by the public records. Easement of record in Book 10424, Page 22 and Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee. Assignment of Lease of record in Instrument 20010724-0078138, Instrument 20140509-0039933, Instrument 20140509-0039935, Instrument 20051031-0131235, re-recorded in Instrument 20051107-0134543, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Instrument 20051031-0131232, in the Register's Office for Davidson County, Tennessee. Ingress and Egress and Utility Easement of record in in Instrument 20121218-0116523, in the Register's Office for

Davidson County, Tennessee. Inspection and Maintenance for Private Stormwater of record in Instrument 20121029-0098753 and Instrument 20130724-0076308, in the Register's Office for Davidson County, Tennessee. Easement of record in Instrument 20140509-0039932, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument 20121213-0114972, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4013 Liberton Way, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23 day of July, 2020.

Lane M. Stockeland, by K. Thomas Sidwell, as attorney in fact

Valerie M. Stockeland, by K. Thomas Sidwell, as attorney in fact

State of Tennessee
County of Williamson

On this 22nd day of July, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Lane M. Stockeland and Valerie M. Stockeland, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 22nd day of July, 2020.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064