THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200829263**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2020. Notary Public My Commission Expires: 12/4/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 472793 DEEDWARR
09/10/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20200910-0102892

WARRANTY DEED

Address New Owner: Jon Clayton Clouse and Harriet D Vanpelt 689 Granwood Blvd Old Hickory TN 37138	Send Tax Bills To: Churchill Mortgage Corp. 1749 Mallory Ln, Ste. 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 063-16-0A-083.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph E. Punk, an unmarried person and Sandra K. Gentile, an unmarried person** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jon Clayton Clouse and Harriet D Vanpelt, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 306 on the Plan of Hampton Park (Formerly Chitwood Downs. a Planned Unit Development), as of record in Plat Book 6900, Pages 550-552 and Certificate of correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph E. Punk, an unmarried person Sandra K, Gentile, an unmarried person by Warranty deed from Johnny D. Wilmoth and Jennifer L. Wilmoth, husband and wife of record in Instrument No. 20001003-0097959 Register's Office for Davidson County, Tennessee, dated September 28, 2000 and recorded on October 03, 2000 and Re-record on November 26, 2001, Instrument No: 20011126-0128728.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Joseph E Punk, which Power of Attorney is recorded in Instrument No. __202009100102890___ and also by the signature of Sandra K. Gentile, as Attorney-in-fact for Sandra K. Gentile, which Power of Attorney is recorded in Instrument No. _____202009100102891_____, both in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 6900, Pages 550 through 552, inclusive, as corrected by Certificate of Correction recorded in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739 and Book 8336, page 393, 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 Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee.
Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee.
Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8657, Page 179, and 8739, Page 991, in the Register's Office for Davidson County, Tennessee.
Easement (s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235 and Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 689 Granwood Blvd Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 8th day of September, 2020.

Joseph E. Punk by James Alexander
as Attorney-in-fact

Sandra K. Gentile by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joseph E Punk and Sandra K Gentile and that he is authorized byJoseph E Punk and Sandra K Gentile to execute this instrument on their behalf.

WITNESS my hand, at office, this 8th day of September, 2020.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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