Box 14

File 33663-8

Karen Johnson Davidson County
Batch# 476421 DEEDWARR
09/16/2020 09:51:28 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00

20200916-0105613

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2020.

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5/9/23

Address New Owner As Follows:
Michael Vincent Ambrose and
Laura Jean Schmid
4241 Stone Hall Boulevard
Hermitage, TN 37076

Send Tax Bills To:
Gardner Financial Services, LTD
dba Legacy Mutual Mortgage
3503 Paesanos Parkway
San Antonio, TX 78231

Map-Parcel Number:
085-04-0A-246.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACY L. WATTS, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL VINCENT AMBROSE, a single man, as to an undivided 50% interest, and LAURA JEAN SCHMID,**

a single woman, as to an undivided 50% interest, as joint tenants with the right of survivorship,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 246, as shown on the map entitled The Reserve At Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131004-0104209 and in Instrument No. 20131014-0107217, 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 Tracy L. Watts, unmarried woman, by deed from Richard H. Watts and wife, Dorothy S. Watts, of record as Instrument No. 20170801-0077659, dated July 31, 2017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Instrument No. 20131004-0104209 and Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, amended and restated in Instrument No. 20090623-0058338 and Instrument No. 20120202-0009628, Supplementary Declaration of record in Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120730-0066771, Register's Office for Davidson County, Tennessee.

5. Subject to Water Line Easements of record in Book 4212, page 147 and Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.

6. Agreed Order of record in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee.

7. Certificate of Grant of Right of Way and Road Construction of record in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer Easements of record in Instrument No. 20100720-0056497, Instrument No. 20100720-0056521 and Instrument No. 20140821-0076185, Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument No. 200[illegible]1024-0116287, Register's Office for Davidson County, Tennessee.

10. Water Main Easement of record in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.

11. Easement Agreement of record in Book 7292, page 968, Register's Office for Davidson County, Tennessee.

12. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 4241 Stone Hall Boulevard, Hermitage, TN 37076

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her 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 person whomsoever.

<Signature page to follow.>

WITNESS my hand this 15th day of September, 2020.

Tracy L. Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy L. Watts, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2020.

Notary Public

My Commission Expires: 5.7.2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELLERS FINAL PROPERTY DISCLOSURE

Property: 4241 Stone Hall Blvd., Hermitage, TN 37076

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure Information previously furnished by Seller to Buyer, as follows (Seller(s) mark appropriate line and write out the changes if any are reported):

____ **EXEMPT TRANSACTION**
The Property meets one of the exemptions as found in the Tennessee Residential Property Disclosure Act *(Tennessee Code Annotated 66-5-201, et seq.)*, incorporated herein by reference, and is therefore exempt from the Tennessee Residential Property Disclosure Act.

✓ **NO CHANGES**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property sold is substantially the same as it was when the Residential Property Disclosure form was provided to the Buyer.

____ **CHANGES TO REPORT**
The changes below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of the Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

_____
_____
_____
_____

IN WITNESS WHEREOF, the information hereon is certified by Seller and acknowledged by Buyer upon the dates indicated.

Transferor (Seller) Tracy Watts Date 9-15-20 Time 10:05am

Transferor (Seller) _____ Date _____ Time _____

Transferee (Buyer) _____ Date _____ Time _____

Transferee (Buyer) _____ Date _____ Time _____