WARRANTY DEED

Karen Johnson Davidson County
Batch# 482886 DEEDWARR
09/24/2020 01:50:41 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200924-0110110

O-CBB-20-701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Robert Lang and Deborah Irene Lang	**Stephen Robert Lang and Deborah Irene Lang**	
(NAME)	(NAME)	**143-02-0C-038.00-CO**
23456 Dry Sage Lane	**23456 Dry Sage Lane**	
(ADDRESS)	(ADDRESS)	
Rapid City, SD 57702	**Rapid City, SD 57702**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SCHATZI HAGEMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN ROBERT LANG AND DEBORAH IRENE LANG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 38, on the Plan of Harpeth Knoll, a Planned Unit Development, of record in Plat Book 5200, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Schatzi Hageman, unmarried by Warranty deed from Joanne Neff, unmarried of record in Instrument No. 20010102-0000059 Register's Office for Davidson County, Tennessee, dated December 28, 2000 and recorded on January 02, 2001.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 764, 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 6280, Page 478, as amended in Instrument No. 20070405-0041277, amended in Instrument No. 20170421-0039040and Instrument No. 20200506-0047306 , 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.
- By-Laws of record in Book 6280, Page 486, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6272, Page 636, as amended in Book 8176, Page 699, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 6353, Page 228, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metropolitan Government of Nashville and Davidson County for water and sewerage services of record in Book 7121, Pages 235 and 291, in the Register's Office for Davidson County, Tennessee.
- Grant of PAD Mounted Transformer Easement to Metropolitan Government of record in Book 7465, Page 719, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 Harpeth Trace Drive, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 my/our hand(s) this the 21st DAY OF SEPTEMBER, 2020.

Schatzi Hageman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCHATZI HAGEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2020.

Notary Public
My Commission Expires: 9/7/21
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212