WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 274,999.00.

Affiant

Subscribed and sworn to me on September 30th, 2020.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 487878 DEEDWARR
10/02/2020 08:36:27 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201002-0113839

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33887

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pamela S. Hamlett 3728 Shane Point Place Nashville, TN 37211	NEW OWNER	172-16-A-015.00 CO

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, Lisa Scholl, married, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Pamela S. Hamlett, a married woman, 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. 15 on the Plan of Revision to Shane Point of record as Instrument No. 20101021-0084160 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Lisa Scholl, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20110428-0032598 in the Register's Office for Davidson County, Tennessee.

Eric Scott Stroud, spouse of Lisa Scholl, has not now nor has the subject property been his primary residence.

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

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of the Shane Point Homeowners' Association of record as Instrument No. 20091215-0114290 in said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions for Shane Point of record in Instrument No. 20100826-0067674, as corrected by Scrivener's Affidavit of record as Instrument No. 20100827-0068089, in the Register's Office for Davidson County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Storm Water Detention Agreement of record in Book 11338, page 738, in said Register's Office.

5. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20091013-0094825 in said Register's Office.
6. Easement granted to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065911 in said Register's Office.
7. Drainage Easement and Maintenance Agreement for Detention Facilities of record as Instrument No. 20070323-0035374 in said Register's Office.
8. Quitclaim Deed for open space to Shane Point Homeowners Association of record as Instrument No. 20170329-0030791, said Register's Office.

This property is also known as improved property located at 3728 Shane Point Place, Nashville, TN 37211.

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 my/our hand(s) this 30 day of September, 2020.

Lisa Scholl

Lisa Scholl

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30th, 2020, before me personally appeared Lisa Scholl to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 30th, 2020.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

My Commission Expires: 9/7/21