Karen Johnson Davidson County
Batch# 504951 DEEDWARR
10/30/2020 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,716.80
20201030-0126530

WARRANTY DEED

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 5th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-8-21

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1207

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Lauren K. Vagt		085-04-0A-254.00
5312 Highland Place Way		
Hermitage, TN 37057		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bethany Rhoten and Kevin Rhoten, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LAUREN K. VAGT, Single Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 254 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Bethany Rhoten and Kevin Rhoten, wife and husband by QuitClaim Deed from Bethany Rhoten, dated November 17, 2014, recorded on 11/24/2014 in Instrument No. 20141124-0108073, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Bethany Rhoten by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated August 29, 2014, recorded on 09/10/2014, in Instrument No. 20140910-0082837, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat in Instrument No. 20131014-0107217, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument Nos. 20090310-0021482, 20090407-0031921, 20090515-0044929, 20090623-0058338, 20120202-0009628, 20120207-0011118, and 20161013-0108472, 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.

4. Water line easement of record in Book 4212, page 147 and Instrument No. 20060801-0093487, said Register's Office.

5. Inspection & Maintenance Agreement for Stormwater Facilities of record in Instrument No. 20120730-0066771, said Register's Office.

6. Road Connector agreed order easement of record in Instrument No. 20120730-0066771, said Register's Office.

7. Row and Road Construction easement of record in Instrument No. 20090421-0036252.

8. Sewer & Water Mains easement of record in Instrument Nos. 20100720-0056497, 20011024-0116287, 20030328-0040734, said Register's Office.

9. Storm Water Drainage Agreement of record in Instrument No. 20070730-0089806, said Register's Office.

10. Conservation Greenway Easement Agreement of record in Instrument No. 20050111-0004208, said Register's Office.

11. Easement agreement of record in Book 7292, page 968 and Stormwater Maintenance Agreement of record in Instrument No. 20120730-0066771, said Register's Office.

This is improved property known as 5312 Highland Place Way, Hermitage, TN 37057

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/or 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/or 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 our/my hand on the 5th day of October, 2020.

Kevin Rhoten

Bethany Rhoten

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Kevin Rhoten and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Bethany Rhoten, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 5th day of October 2020.

Notary Public
My Commission expires: 2/12/23



True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212