THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201030928** Karen Johnson Davidson County Batch# 508742 DEEDWARR 11/04/2020 10:54:56 AM 2 pgs Fees: $13.00 Taxes: $1,073.00 20201104-0129127	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 30th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Robert David Stallings and Vilathone Lulu Soundara 3929 Lakeridge Run Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 097-02-0A-460.00-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, **Andrew S. Jeffery and Chanthasone Soundara, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert David Stallings and Vilathone Lulu Soundara, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 460 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4E First Revision of record in Plat at Instrument No. 20140722-0065146, 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 Andrew S. Jeffery and Chanthasone Soundara, husband and wife by Warranty deed from Dustin J. Krukowski and Jessica Krukowski, husband and wife of record in Instrument No. 20171024-0108984 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 24, 2017.

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 2021, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20140722-0065146, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20140416-0031645 and as amended in Instrument Number 2017906-0091483, 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

Conveyance of Common Areas of record in Instrument Number 20080630-0067054, in Instrument No. 20110427-0032200 and in Instrument No. 20170621-0062253, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20130124-0007799, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20081209-0118828, 20100108-0001965, 20100108-0001966 as amended in Instrument No. 20161101-0115412 and Instrument No. 20100108-0001967 and 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1744 Stonewater Drive Hermitage TN 37076

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, Grantor has executed this instrument on this 30th day of October, 2020.

Andrew S. Jeffery

Chanthasone Soundara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew S. Jeffery and Chanthasone Soundara, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022