THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201030792** Karen Johnson Davidson County Batch# 512854 DEEDWARR 11/10/2020 09:46:30 AM 3 pgs Fees: $18.00 Taxes: $989.75 20201110-0132121	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $267,500.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2020. Notary Public My Commission Expires:

DANA R PARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2024

WARRANTY DEED

Address New Owner: Samuel Riley Studer 788 Jaywood Drive Old Hickory TN 37138	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 063-16-0A-068.00-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, **Joan B. Floyd, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Riley Studer , an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 107 on the Plan of Hampton Park, (f/k/a Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Page 550-552, corrected in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan B. Floyd, unmarried by Quitclaim deed from Joan B. Floyd, Trustee U/A/D March 17, 1998, of the Floyd Revocable Living Trust Agreement of record in Instrument No. 20030506-0060042 Register's Office for Davidson County, Tennessee, dated April 28, 2003 and recorded on May 06, 2003.

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 not yet due and payable.
Subject to all matters shown on the Plan of record in Book 6900, Pages 550 through 552, inclusive, as corrected by Certificate of Correction recorded in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, 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 7351, Page 852 amended in Book 7451, page 739 and Book 8336, page 393, 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.
Charter of Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee.
Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee.
Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8657, Page 179, Book 11030, Page 737, Book 11030, Page 744, Book 11030, Page 743, Book 8739, Page 991 and Book 11030, page 785, in the Register's Office for Davidson County, Tennessee.
Easement (s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235 and Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 788 Jaywood Drive Old Hickory TN 37138

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 6th day of November, 2020.

Joan B. Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joan B. Floyd, 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 6th day of November, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY