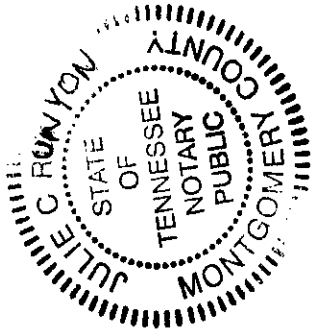
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

S Michel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/11/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip R Sykes Attorney at Law
Stewart Title Company Tennessee Division, 1152 College St, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenny Jason Lankford	Kenny Jason Lankford	098-06-0A-225.00
(NAME)	(NAME)	
1716 Robindale Court	1716 Robindale Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 520492 **DEEDWARR**
11/23/2020 03:02:38 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10

20201123-0137468

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 considerations, the receipt of which is hereby acknowledged, I/we Stacey A. Michelin and husband, Marlon Michelin, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ~~Kenny~~ Kenney Jason Lankford, unmarried hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 202, Phase 2, Section "C", Bridgewater, as shown on plat of record in Instrument No. 20070614-0071360, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being real estate conveyed to Grantor by Deed of record in Instrument No. 201404010026923, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in INSTRUMENT NO. **20051024-0128043**, INSTRUMENT NO. **20051122-0141076**, INSTRUMENT NO. **20061004-0122802**, INSTRUMENT NO. **20071023-0125250**, INSTRUMENT NO. **20190122-0006133**, Register's Office for Davidson County, Tennessee.

The real estate is subject to Charter of Bridgewater Homeowner's Association of record in Instrument Number 20060223-0021110, in the Register's Office for Davidson County, Tennessee; Subject to Deed of Common areas to Homeowner's Association of record in Instrument Number 20050222-0019150 & 20160203-0010469; Subject to Easement for Right-of-Way recorded in Book 1291, Page 99, RODCT; Subject to Easement for Right-of-Way recorded in Book 1318, Page 28, RODCT; Subject to Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Instrument 20030827012425 3, RODCT; Subject to Stormwater Detention Agreement Easement recorded in Instrument No.

200502220019150, RODCT; Subject to Dedication of Easement for Sanitary Sewers and/or Stormwater recorded in Instrument 200601200008000, RODCT; Subject to Quit Claim Deed to Bridgewater Homeowners Association Inc. of record in Instrument 200911100103837, and corrected in Instrument 200911170105711, RODCT.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1716 Robindale Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 18th day of November, 2020.

S Michelin

Stacey A. Michelin

M Michelin by S Michelin Attorney in Fact

Marlon Michelin by Stacey A. Michelin, His Attorney in Fact

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey A. Michelin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of November, 2020.

Notary Public:
My Commission Expires: 9/11/2023

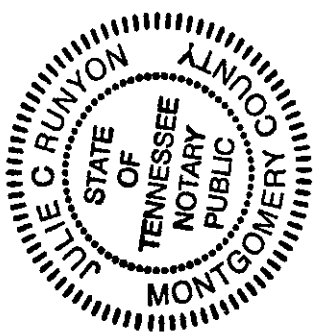
JULIE C RUNYON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stacey A Michelin with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is, pursuant to Power of Attorney of record in ORBV _____, Page _____, ROMCT, the Attorney-in-Fact of Marlon Michelin (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 18th day of November, 2020.

20201123-0137467

My Commission Expires: 9/11/2023



RETURN TO:
Stewart Title Company Tennessee Division
1152 College St.
Clarksville, TN 37040