BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

ren Johnson Davidson County
Batch# 521036 DEEDWARR
11/25/2020 09:57:12 AM 3 pgs
Fees: $18.00 Taxes: $1,148.85
20201125-0138272

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35906-11-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,500.00. X Carson Ford Sutton Affiant Subscribed and sworn to before me this 24th day of November, 2020. Notary Public My Commission Expires: KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grady Crockett Sutton Carson Ford Sutton 601 Old Hickory Boulevard Unit #71 Brentwood, TN 37027	SAME	Map and Parcel No.: 171030B26700CO

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, **Alexis Schulenburg and Austin Schulenburg, wife and husband (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Grady Crockett Sutton and Carson Ford Sutton, husband and wife (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 601 Old Hickory Boulevard, #71, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 24th day of November, 2020.

GRANTORS:

Alexis Schulenburg

Austin Schulenburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexis Schulenburg and Austin Schulenburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2020.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Phase Two, Section Seven Townhomes of Fredericksburg, as of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alexis Schulenburg and Austin Schulenburg, wife and husband, by deed dated April 25, 2018, from Shanna T. Jadooram and Michael S. Jadooram, husband and wife, of record in Instrument No. 20180430-0040557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 171030B26700CO.
2. Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9860, page 840, Book 9500, page 393, and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, page 435, amended in Book 10224, page 683, corrected in Book 10294, page 850, Book 10393, page 11, Instrument No. 20000718-0070558, rerecorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
5. By-Laws of The Townhomes of Fredericksburg, of record in Book 10126, page 435, amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.
6. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, and Book 11550, page 554, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10012, page 956, and Book 11753, page 208, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 9700, page 957, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 643, Book 7993, page 269, and Book 9607, page 431, Register's Office for Davidson County, Tennessee.
10. Easement for drainage of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee.
11. Easement to State of Tennessee of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.
12. Easement to Bell South of record in Book 10709, page 143, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.