File No. 937486

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 524562 DEEDWARR
12/04/2020 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,911.05
20201204-0140901

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $516,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: February 10, 2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| C/O NEI GLOBAL RELOCATION COMPANY | C/O NEI GLOBAL RELOCATION COMPANY | 172140B25900CO |
| (NAME) 2707 N. 118TH STREET | (NAME) 2707 N. 118TH STREET | |
| (ADDRESS) OMAHA, NE 68164 | (ADDRESS) OMAHA, NE 68164 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 ), CHESTER LEE HAPTONSTALL AND JANICE ELAINE HAPTONSTALL, HUSBAND AND WIFE, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON NOVEMBER 14, 2019 TO PROVIDE FOR N. P. DODGE, III AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.**, hereinafter called the grantee(s), his successors and 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 No. 188 on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record in Instrument Number 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chester Lee Haptonstall and Janice Elaine Haptonstall, husband and wife by Warranty Deed from Matthew J. Cottingham and Regina E. Cottingham, husband and wife, and James L. Cottingham and Marybeth Cottingham, husband and wife, dated 02/15/2019 and recorded 02/19/2019, of record in Instrument 201902190014606, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

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 (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ■ property, known as 5152 RAVENS GLEN, NASHVILLE, TN 37211
(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 successors and 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 successors and 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 my/our hands this _____ day of _____, _____.

Chester Lee Haptonstall
CHESTER LEE HAPTONSTALL

Janice Elaine Haptonstall
JANICE ELAINE HAPTONSTALL

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHESTER LEE HAPTONSTALL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1 day of November, 2020

Commission expires: 02/10/2024

Notary Public

ALICIA K. TENBROEK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204005824
MY COMMISSION EXPIRES 02/10/2024

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JANICE ELAINE HAPTONSTALL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1 day of November, 2020

Commission expires: 02/10/2024

Notary Public

ALICIA K. TENBROEK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204005824
MY COMMISSION EXPIRES 02/10/2024

**File Number:**

**RETURN TO:**

# Schedule "A"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Restrictions upon the use of the premises not appearing in the chain of title to the land.
8. Taxes for 2020 and subsequent years, a lien not yet due and payable.
9. All matters shown on the plat of record in Plat Instrument 200304220052787, in the Register's Office for Davidson County, Tennessee.
10. Covenants, conditions, easements and restrictions recorded in Book 11113, Page 691, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
11. Covenants, conditions, easements and restrictions recorded in Instrument 200012110122000 and Corrected Declaration of record in Instrument 200205200061426, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
12. Easement Agreement recorded in Book 11124, Page 852, Register's Office for Davidson County, Tennessee.
13. Easement recorded in Book 11628, Page 204, Register's Office for Davidson County, Tennessee.
14. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

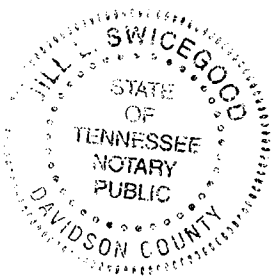
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

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