Karen Johnson Davidson County
Batch# 561550 DEEDWARR
01/26/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210126-0011550

| This Instrument Prepared By: | STATE OF TENNESSEE<br>COUNTY OF SUMNER |
|---|---|
| Lawyer's Title & Escrow, LLC<br>145 Maple Row Blvd.<br>Hendersonville, TN 37075 | The actual consideration or value, whichever is greater for this transfer is $355,000.<br>Affiant<br>Subscribed and sworn to before me, this 25 day of January, 2021.<br>Notary Public<br>My Commission Expires: 7-5-21 |

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

**WARRANTY DEED**

| New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| Kendrick Vaughns<br>11044 Stonewater Dr<br>Hermitage TN 37076 | New Owner<br>at property | 097/02/0A-143.00CO |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Christopher F. Harrington and wife, Mollie Harrington, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Kendrick Vaughns, a married man, the "Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 143 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher F. Harrington and wife, Mollie Harrington by Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110923-0073917, Register's Office for Davidson County, Tennessee, dated September 21, 2011, recorded September 23, 2011.

This conveyance is subject to (a) County Taxes for the year 2020 and subsequent years; (b) Plan of record in No. 20110401-0025117; as corrected in Instrument No. 20110510-0035925 and Instrument No. 20120705-0059091; (c) Restrictions in Instrument No. 20080408-0035557, amended in Instrument No. 20110427-0032201, as further amended in Instrument No. 20170906-0091483; (d) Conveyance in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200; (d) Plan of record in Book 2, Page 160; (e) Easement in Book 4764, Page 324; (f) Easement in Book 7621, Page 276; (f) Stormwater Detention Agreement in Instrument No. 20070713-0083651; (g) Easements in Instrument No. 20081209-0118828; (h) Easement in Instrument No. 20090109-0002452; (i) Easement in Instrument No. 20051219-0152201; (j) Easement in Instrument No. 20051219-0152202; (k) Easement in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966; (l) Easement in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968; and (m) Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's successors, heirs, and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of January, 2021.

Christopher F. Harrington

Mollie Harrington

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14 day of January, 2021, before me personally appeared Christopher F. Harrington and Mollie Harrington, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of January, 2021.

Notary Signature

My commission expires:

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022