WARRANTY DEED

Karen Johnson Davidson County
Batch# 583468 DEEDWARR
03/03/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,699.63
20210303-0027587

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joanna O. Kolson	NEW OWNER	131012B00500
(NAME)	(NAME)	
510 Hobbs Creek Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **Haury & Smith Contractors, Inc., a Tennessee Corporation, a Tennessee Corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joanna O. Kolson**, hereinafter called the GRANTEE(S), her 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 Unit No. 5, on the plan of Hobbs Creek, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 201809260095386, amended in Instrument 201901070001757, as affected by Scrivener's Affidavit of record in Instrument 201901100002710, further amended in Instrument 201905170046839, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee corporation by Quitclaim Deed dated 05/23/2018, from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument 20180524-0049761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions of record in Instrument 200505100052650, amended in Instrument 200606010064170, Instrument 200910160096028, Annexation of Additional Lands of record in Instrument 201212040111555, further amended of record in Instrument 201412020110599, as affected by Amended of record in Instrument 201703240028758; By-Laws of record in Instrument 201304330039977, Instrument 201312040123748, and Instrument 201703240028757; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201809260095386, amended in Instrument 201901070001757, as affected by Scrivener's Affidavit of record in Instrument 201901100002710, further amended in Instrument 201905170046839; (3) Encroachment Agreement of record in Book 8029, Page 129, re-recorded in Book 8046, Page 493; (4) Easement of record in Instrument 200710260126488 and Instrument

200711130132981; (5) Declaration of Pedestrian Public Access Easement of record in Instrument 200803070023084; (6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201304220039472 and Instrument 201705090045910, in the Register's Office for Davidson County, Tennessee.

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 ☒ 510 Hobbs Creek Drive, Nashville, TN 37215

(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), her 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), her 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 26th day of February, 2021.

Haury & Smith Contractors, Inc., a Tennessee Corporation

BY: _____
Clay Morris, Chief Financial Officer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clay Morris with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Financial Officer of Haury & Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as such Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2021.

_____
Notary Public:
My Commission Expires: 1/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

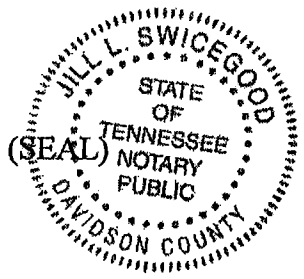
Attorney or Custodian

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 Donald R. Barrett, Jr., 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

900