WARRANTY DEED

Karen Johnson Davidson County
Batch# 601644 DEEDWARR
03/29/2021 09:13:32 AM 2 pgs
Fees: $13.00 Taxes: $1,426.35

20210329-0040536

W-SB-BMR-21-2137

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Parker Cortner and Rebecca Therese Colburn	Wolfe Financial Inc.	
(NAME)	(NAME)	**097-02-0A-569.00-CO**
2137 Hickory Brook Drive	191 H NC Highway 42 N	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Asheboro, NC 27203	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIS VICTOR DUGGAN, JR., A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN PARKER CORTNER AND REBECCA THERESE COLBURN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 569 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 5A of record in Plat at Instrument No. 20161011-0107256, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willis Victor Duggan Jr., a single man by Warranty Deed from Beazer Homes LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20170418-0037556 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 18, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20090603-0051286 and Plat Instrument No. 20161011-0107256, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, and supplemented No. 20140416-0031646; Instrument no. 20140424-0034613; Instrument No. 20140424-0031614; Instrument No. 20140424-0034615; Instrument No. 20140424-0034616; Instrument No. 20140424-0034617; Instrument No. 20140424-0034618; Instrument No. 20150812-0080705; Instrument No. 20151106-0113217 and Supplementary Declaration recorded in Instrument No. 20160226-0018415 and Instrument No. 20161021-0111233, Register's Office for Davidson County, Tennessee.
- Declaration of Easement of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer & Pumping Station Easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Drainage Easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.

- Storm Water Drainage Easement of record in Instrument Number 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Instrument Number 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140903-0080257, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2137 Hickory Brook Drive, Hermitage, Tennessee 37076**.

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), their heirs 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), their heirs 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 hand(s) this the 25th DAY OF MARCH, 2021.

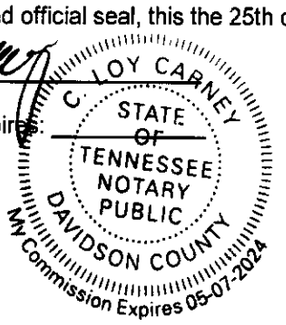
Willis Victor Duggan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIS VICTOR DUGGAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212