Karen Johnson Davidson County
Batch# 603011 DEEDWARR
03/30/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210330-0041789

WARRANTY DEED

G-TAG-21-3225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-05-2022

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)
William L. Mecha	FIRST BANK	
(NAME)	(NAME)	182-01-0A-081.00-CO
3225 Hidden Creek Drive	722 COLUMBIA AVE	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	FRANKLIN, TN 37064	
(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, **DEREK DARMSTAEDTER AND WIFE, RACHEL DARMSTAEDTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM L. MECHA, AN UNMARRIED MAN,** 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. 81 on the Plan of Phase One, Section Two, Sunset Hills of record in Plat at Instrument No. 20071220-0146323, 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 Derek Darmstaedter and wife, Rachel Darmstaedter by Quitclaim deed from Derek Darmstaedter, married of record in Instrument No. 20130618-0062303 Register's Office for Davidson County, Tennessee, dated June 12, 2013 and recorded on June 18, 2013
Being the same property conveyed to Derek Darmstaedter, a single person by Warranty deed from Lake Forest Homes, Inc of record in Instrument No. 20100312-0018882 Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 12, 2010.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20071220-0146323, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129 and amended Instrument No. 20110203-0009586; Instrument No. 20130712-0072091; and in Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5894, Page 186 and Book 5388, Page 714, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20070605-0067128, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Open Space to HOA of record in Instrument Number 20080211-0013604, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument No. 20071010-0120325, in the Register's Office for Davidson County, Tennessee.
- Underground Sanitary Sewer line Easement of record in Instrument Number 20070710-0082048, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20071010-0120325, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.
- Deed to Homeowners Association for common areas/elements of record in Instrument Number 20080211-0013604; Instrument No. 20100225-0014274; Instrument No. 20130711-0071995; and in Instrument No. 20150227-0016999, 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: **3225 Hidden Creek Drive, Antioch, Tennessee 37013**.

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.

Derek Darmstaedter

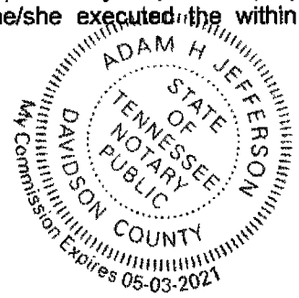
Rachel Darmstaedter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK DARMSTAEDTER, 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)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL DARMSTAEDTER, 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

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022