Karen Johnson Davidson County
Batch# 631007 DEEDWARR
05/07/2021 09:59:18 AM 2 pgs
Fees: $13.00 Taxes: $1,359.75

20210507-0061493

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $367,500.00.

Affiant

Sworn to and subscribed before me this 7th day of May 2021.

Notary Public
My Commission Expires:

WOJCIECH WOWSKI NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-24-2023

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mark Tietgens			
8056 Settlers Way	8056 Settlers Way	New Owner	**126-15-0A-044.00-CO**
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Samuel W. Doughty, Jr. and Rebecca L. Doughty, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Mark Tietgens** (Grantee), his heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Phase One, Boone Trace at Baltimore of record in Plat Book 7900, Page 667, 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 Samuel W. Doughty Jr. and Rebecca L. Doughty, husband and wife by Warranty deed from Uyen Lue, unmarried, also Known as Christine Uyenthi Luc of record in Instrument No. 20140709-0060418 Register's Office for Davidson County, Tennessee, dated July 08, 2014 and recorded on July 09, 2014.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.
PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, Page 312; Book 9735, page 931; Book 10032, page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529 and Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for

Davidson County, Tennessee.
Charter of Boone Trace at Biltmore Homeowner's Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
QuitClaim Deed for common areas to Boone Trace at Biltmore Homeowner's Association of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 8992, Page 62, Register's Office for Davidson County, Tennessee.
Easement of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention Agreement of record in Instrument Number 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for Davidson County, Tennessee.
Easement for Dedication of Public Utilities for Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, in the Register's Office for Davidson County, Tennessee.
Easement for Public Utilities of record in Instrument Number 20040204-0013636, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress/Egress of record in Book 3462, Page 445, and Book 5446, Page 47, in the Register's Office for Davidson County, Tennessee.
Easement for Tennessee Electric Power Company of record in Book 751, Page 396, in the Register's Office for Davidson County, Tennessee.
Easement for Bell South Telecommunications of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
Easement for Drainage of record in Book 3027, Page 261, and Book 3027, Page 321, in the Register's Office for Davidson County, Tennessee.
Easement for TVA of record in Book 4181, Page 383, Book 11200, Page(s) 514 & 555, and Book 4225, Page 587, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20070702-0078625 in the Register's Office for Davidson County, Tennessee.
Rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 4 day of May, 2021.

Samuel W. Doughty, Jr.

Rebecca L. Doughty

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Samuel W. Doughty, Jr. and Rebecca L. Doughty, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 4 day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 1.5.25

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY