WARRANTY DEED

Karen Johnson Davidson County
Batch# 636810 DEEDWARR
05/14/2021 02:12:41 PM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20210514-0065525

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $301,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MAY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2272LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sam A. Karaman	new owner	
8536 Calistoga Way	555 Church St #42400	181 14 0A 116.00
Brentwood, TN 37027	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANA LOBB AND CHRISTIAN MATTHEW NEIL LOBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAM A. KARAMAN, single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 170 on the plan of The Villas of Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Christian Matthew Neil Lobb and Dana Lobb, Husband and Wife, by Warranty Deed from Scott Sailer and Wife, Alyson Sailer, of record in Instrument No. 20130315-0026143, in the Register's Office of Davidson County, Tennessee, dated March 13, 2013 and recorded on March 15, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-0114218, as supplemented in Instrument No. 20060731-0092350 and amended in Instrument No. 20061228-0160255.

4. Easement for Grant of Transmission Line, recorded in Book 4424, Page 967.

5. Easement for Public Utility and Drainage, recorded in Instrument No. 20051219-0151953.

6. Easement recorded in Instrument No. 20170717-0071455.

7. Reciprocal Easement Agreement as set forth in instrument recorded in Instrument No. 20050415-0042176.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949.

This is Improved property known as 8536 Calistoga Way, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 12th day of May, 2021.

Dana Lobb

Christian Matthew Neil Lobb

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DANA LOBB AND CHRISTIAN MATTHEW NEIL LOBB, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of May, 2021.

Notary Public

My Commission Expires:

J M R VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024