Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210534909

Karen Johnson Davidson County
Batch# 646793 **DEEDWARR**
06/01/2021 11:21:12 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80

20210601-0072964

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $354,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brooks W. Blevins and LeighEllen M Blevins 2012 Stanford Village Drive Antioch TN 37013	New Owner **New Owner**	Tax Parcel ID No. 173 11 0A 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel McGuire Hause and Erica Kay Hause, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooks W. Blevins and LeighEllen M Blevins, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Stanford Village, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel McGuire Hause and Erica Kay Hause, husband and wife, by Warranty Deed from Jon A. Myers and Tammy L. Mistretta-Myers, husband and wife, of record in Instrument No. 20090818-0077609, in the Register's Office of Davidson County, Tennessee, dated August 14, 2009 and recorded on August 18, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Stanford Village, as recorded in Plat Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000203-0011283, Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9466, Page 794 and Book 11517, Page 992.

Easement for Right of Way, recorded in Book 2739, Page 637 and Book 2740, Page 181.

Easement for Transmission Line to Gulf Interstate Gas Company, recorded in Book 2590, Page 545.

Easement for Columbia Gulf Transmission Company, recorded in Book 4218, Page 425 and Book 4229, Page 43, Partial Release recorded in Book 11208, Page 14.

Easement for Right of Way for Sewer Lines, recorded in Book 11263, Page 503.

Easement for Right of Way, recorded in Book 11263, Page 506.

Agreement Regarding Use of Property for Flood Plain Calculations as set forth in instrument recorded in Book 11493, Page 254.

This is improved property located at 2012 Stanford Village Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2021.

Daniel McGuire Hause

Erica Kay Hause

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel McGuire Hause and Erica Kay Hause, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024