PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

ADDRESS NEW OWNER: Robert M. Cietek, Jr.
803 Silkwood Dr.
Nashville, TN 37221

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 156050A00200CO

Karen Johnson Davidson County
Batch# 675734 DEEDWARR
07/13/2021 10:44:07 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210713-0093907

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lois E. Coles, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert M. Cietek, Jr., unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P. U. D. of record in Instrument No. 20090123-0006190, Amended in Instrument No. 20161006-0105961, and Instrument No. 20180214-0014615, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lois E. Coles, unmarried, from Danco Development, Inc., DBA Franklin Heritage Homes, by Warranty Deed recorded on August 21, 2017, in Instrument No. 20170821-0085639, Register's Office for Davidson County, Tennessee.

Steven Gregory Baker, spouse of Lois E. Coles, will join in the deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

Steven Gregory Baker, spouse of Lois E. Coles, joins in this deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

This is property with a common address of 803 Silkwood Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20060505-0052434, in Instrument No. 20051227-0153838, and in Instrument No. 20080618-0062694, Register's Office for Davidson County, Tennessee.(3) Restrictions of record in Book 5653, page 679 and Book 6044, page 104, Register's Office for Davidson County, Tennessee.(4) Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20070507-0054445 (Outparcels 1-8), Register's Office for Davidson County, Tennessee.(5) Declaration of Covenants, Conditions and Restrictions for Harpeth Village a Planned Unit Development (Section 2, Phase 1 and Section 2, Phase 2) of record in Instrument No. 20090121-0005246, Addendum of record in Instrument No. 20090123-0006190, as amended in Instrument No. 20161006-0105961 (All) and in Instrument No. 20180214-0014615 (All), Register's Office for Davidson County, Tennessee.(6) By-Laws of Harpeth Village Homeowners Association, Inc. of record in Instrument No. 20090121-0005247 and Amended in Instrument No. 20161006-0105962, Register's Office for Davidson County, Tennessee.(7) Quitclaim Deed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee for the construction and operation of a sewerage lift station and a slope easement of record in Book 4760, page 840, Register's Office for Davidson County, Tennessee.(8) Electrical Permit record in Book 7511, page 561, re-recorded in book 7512, page 319 and re-re- recorded in Book 7611, page 418, Register's Office for Davidson County, Tennessee.(9) Water Line Easement to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 8019, page 166, Register's Office for Davidson County, Tennessee.(10) Agreement for Dedication of Public Utility Easements and Abandonment of Existing Easement of record in Instrument No. 20000510-0047300, Register's Office for Davidson County, Tennessee(11) Termination and Release of Joint Driveway

Easement (Book 7248, page 855) of record in Instrument No. 20051212-0148841, Register's Office for Davidson County, Tennessee.(12) Stormwater Detention Agreement of record in Instrument No. 20051219-0151714, Register's Office for Davidson County, Tennessee.(13) Agreement for Dedication of Easement for Sanitary Sewers and/or Stormwater Drainage, Waters Mains, Pumps and Appurtenances of record in Instrument No. 20070829-0103594, Register's Office for Davidson County, Tennessee.(14) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070829-0103726, Register's Office for Davidson County, Tennessee.(15) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20081107-0110815, Register's Office for Davidson County, Tennessee.(16) Grant of Easement of record in Instrument No. 20100401-0024501, Register's Office for Davidson County, Tennessee.(17) Quitclaim Deed to Enclave at Harpeth Village H.O.A. for all Common Area and Open Space of record in Instrument No. 20161006-0105963, Register's Office for Davidson County, Tennessee.(18) Grant of Utilities and Access Easement of record in Instrument No. 20161006-0105960, and corrected by Scrivener's Affidavit of record in instrument No. 20200819-0093177, Register's Office for Davidson County, Tennessee.(19) Durable General Power of Attorney of Lois E. Coles a/k/a/ Lois Elkins Coles appointing Juanita Faye Elkins of record in Instrument No. 20190517-0046982, Register's Office for Davidson County, Tennessee.(20) Easement for the flow of Trace Creek.(21)Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.(22)Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of July 2021.

Lois E. Coles

Steven Gregory Baker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lois E. Coles and Steven Gregory Baker, married,** with whom I am personally acquainted, or who proved to me 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 office this 6th day of July 2021.

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $455,000.00.

Affiant

Subscribed and sworn before me this 6th day of July 2021.

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Notary Public
My Commission Expires:

File No. 2106-135