WARRANTY DEED

Karen Johnson Davidson County
Batch# 678471 DEEDWARR
07/16/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20210716-0095847

O-SB-RF-21-8664

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Megan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2021.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Rachel Louise Laird	Everett Financial dba Supreme Lending	
(NAME)	(NAME)	173-09-0A-447.00-CO
8664 Gauphin Place	14801 Quorum Dr ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75254	
(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, **CHRISTOPHER D. LOCKER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL LOUISE LAIRD, AN UNMARRIED WOMAN,** 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. 386 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No. 20050112-0004530, 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 Christopher D. Locker , an unmarried man by Warranty deed from Shawn R. Simunic and Andrew J. Simunic, wife and husband and Kenneth R. Manners and Paula J. Manners, husband and wife, of record in Instrument No. 20150505-0040741 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 5, 2015.

NOTE: MELISSA HENN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
• Taxes for the year 2021, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20050112-0004530, 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 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Stormwater Detention Agreement(s) of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over,

through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

- Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20050617-0069532, Register's Office of Davidson County, Tennessee.
- QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20020510-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains & Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, Instrument No. 20010918-0100850 and Instrument No. 20011106-0121932, in the Register's Office for Davidson County, Tennessee.
- Matters as disclosed in Warranty Deed of record in Instrument Number 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary/Sewer and/or Storm Drainage of record in Instrument Number 20010918-0100851, Instrument No. 20010918-0100849, Instrument No. 20030923-01400666, and Instrument No. 20040810-0027422, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Properties, LLC of record in Instrument Number 20041108-0134435, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8664 Gauphin Place, Nashville, Tennessee 37211**.

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 14 DAY OF JULY, 2021.

Christopher D. Locker

Melissa Henn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER D. LOCKER AND MELISSA HENN, 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 14th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-14-2021.

Date

Affiant Signature

7-14-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14TH day of JULY, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

