WARRANTY DEED

Karen Johnson Davidson County
Batch# 774239 DEEDWARR
12/15/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,027.60
20211215-0165784

File #21-1717-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek B. Archer and Justin T. Bricker	**Ally Bank**	
(NAME)	(NAME)	
1717 Boxwood Drive	**440 South Church Street**	**172-03-0A-135.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Charlotte, NC 28202**	
(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, **AMY MICHELE RICHARDSON AND MATTHEW HARLEY MILLS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN T. BRICKER AND DEREK B. ARCHER, A MARRIED COUPLE** 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. 107 on the Plan of Final Plat of The Woodlands Subdivision, Phase 4, Section 1B of record in Plat at Instrument No. 20070705-0080225, 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 Matthew Harley Mills and Amy Michele Richardson, husband and wife by Warranty deed from Alex W. Buckler and Kristina Mizzell Buckler, husband and wife of record in Instrument No. 20201020-0122202 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record as Instrument Number 20070705-0080225, Register's Office of Davidson County, Tennessee.
* PUD Boundary Plat in Book 6900, page 497, Register's Office for Davidson County, Tennessee.
*Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, Book 8643, page 675, Register's Office for Davidson County, Tennessee.
* By-Laws of record in Book 7334, Page 149 amended in Book 7408, page 289, in the Register's Office for Davidson County, Tennessee.
* Sewer line easement of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
* Charter for HOA of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.
* Dedication of common areas to HOA of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson

County, Tennessee.
* Easement for Slope & Drainage of record in Book 7917, Page 722, in the Register's Office for Davidson County, Tennessee.
* Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3710, Page 495 and Instrument No. 20070702-0078297, in the Register's Office for Davidson County, Tennessee.
* Sanitary sewer and drainage easement of record in Book 6710, Page 495 and Book 7091, Page 428, in the Register's Office for Davidson County, Tennessee.
* Sanitary sewer easement of record in Instrument Number 20031124-0170676, in the Register's Office for Davidson County, Tennessee.
* Deed of Conveyance of record in Book 8541, Page 230 and Instrument No. 20020312-0031274, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1717 Boxwood Drive, Nashville, TN 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 10th day of December, 2021.

Amy Michele Richardson

Matthew Harley Mills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared AMY MICHELE RICHARDSON and MATTHEW HARLEY MILLS, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 10th day of December, 2021.

Affiant Signature
Date 12/10/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

