WARRANTY DEED

Karen Johnson Davidson County
Batch# 787002 DEEDWARR
01/11/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20220111-0003257

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas G. Gehring Revocable Trust dated April 23, 2004	New Owner	131012B00800CO
(NAME)	(NAME)	
520 Hobbs Creek Drive	520 Hobbs Creek Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Haury & Smith Contractors, Inc.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas G. Gehring, Trustee of The Thomas G. Gehring Revocable Trust dated April 23, 2004**, hereinafter called the GRANTEE(S), his/her/their 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 No. 8, on the plan of Hobbs Creek, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 201809260095386, amended in Instrument 201901070001757, as affected by Scrivener's Affidavit of record in Instrument 201901100002710, further amended in Instrument 201905170046839, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee corporation by Quitclaim Deed dated 05/23/2018, from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument 20180524-0049761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions of record in Instrument 20050510-0052650, amended in Instrument 20060601-0064170, Instrument 20091016-0096028, Annexation of Additional Lands of record in Instrument 20121204-0111555, further amended of record in Instrument 20141202-0110599, as affected by Amended of record in Instrument 20170324-0028758; By-Laws of record in Instrument 20130433-0039977, Instrument 20131204-0123748, Instrument 20170324-0028757, together with all amendments thereto. Covenants, conditions, easements and restrictions recorded in Instrument 20180926-0095386, amended in Instrument 20190107-0001757, as affected by Scrivener's Affidavit of record in Instrument 20190110-0002710, further amended in Instrument 20190517-0046839, together with all amendments thereto.

Encroachment Agreement of record in Book 8029, Page 129, re-recorded in Book 8046, Page 493, Register's Office for Davidson County, Tennessee. Easement of record in Instrument 20071026-0126488 and Instrument 20071113-0132981, in the Register's Office for Davidson County, Tennessee. Declaration of Pedestrian Public Access Easement of record in Instrument 20080307-0023084, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20130422-0039472 and Instrument 20170509-0045910, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 520 Hobbs Creek Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of December, 2021.

Haury and Smith Contractors, Inc.

By: _____
Clay Morris, Chief Financial Officer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clay Morris with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Financial Officer of Haury & Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as such Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Clay Morris as such Chief Financial Officer.

Witness my hand and Official seal this 30th day of December, 2021.

_____
Notary Public:
My Commission Expires: 3-6-2024

GINA E. MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 1486786
Warranty Deed TN

Certificate of Authenticity

I, Holly A Mason, 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 12/21/21.

Affiant Signature

12/31/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22