WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-MBR-21-4300

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 804769 **DEEDWARR**
02/14/2022 10:53:16 AM 2 pgs
Fees: $13.00 Taxes: $2,060.53

20220214-0016644

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bradley Allen Blumer	New Owners	
(NAME)	(NAME)	**085-04-0A-491.00-CO**
4300 Stone Hall Blvd.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **KANITHA SHARDAY POPE AND JONELL ROBERTA HINSEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY ALLEN BLUMER, MARRIED MAN,** 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. 491 on the Plan of Revision to the Final Plat, The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 2, Section 1, of record in Plat at Instrument No. 20181217-0122497, 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 Kanitha Sharday Pope and Jonell Roberta Hinsey, a married couple by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20181221-0124472, Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 21, 2018.

This conveyance is subject to:

- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20180125-0007876, and in Instrument No. 20181217-0122497, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20090310-0021482, as amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929 and as further amended and restated in Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20161013-0108472 and Instrument No. 20120207-0011118, Register's Office for Davidson County, Tennessee.
- Flowage Easement in favor of United States of America of record in Book 2244, Page 399, Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Book 4212, Page 147, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7292, Page 968, Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.
- Easement for waterline & maintenance over subject property contained in Deed of record in Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.
- Certification of Grant of Right of Way and Road Construction of record in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321, Register's Office for Davidson County, Tennessee.

- Agreed Order of record in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee. (Road Connector Easement)
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170419-0038221, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4300 Stone Hall Blvd., Hermitage, Tennessee 37076**.

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 11th DAY OF FEBRUARY, 2022.

Kanitha Sharday Pope

Jonell Roberta Hinsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KANITHA SHARDAY POPE, 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 11th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONELL ROBERTA HINSEY, 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 11th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024