BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 807813 DEEDWARR
02/17/2022 12:39:17 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20220217-0018573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2022-846

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

(Affiant)

Sworn to and subscribed before me this 16th day of February, 2022.

Notary Public

My commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
James Joseph Talbott and Kaylee Elizabeth Bush (NAME)	New Owner (NAME)	**156-05-0A-006.00CO**
811 Silkwood Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John F. Stephenson and Elisabeth A. Stephenson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Joseph Talbott, unmarried and Kaylee Elizabeth Bush, unmarried, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 6, Section 2, Phase 2, on the plan of Harpeth Village, A Planned Unit Development, of record in Instrument Number 20080618-0062694, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to John F. Stephenson and Elisabeth A. Stephenson, husband and wife by deed from Danco Development, Inc. DBA Franklin Heritage Homes, A Tennessee Corporation of record in Instrument No. 20161205-0127618, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as 811 Silkwood Drive, Nashville, TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2022, and subsequent years, a lien not yet due and payable, (7) Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101 et. seq., (8) Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument No. 20090121-005246, as amended in Instrument No. 20090123-0006190, in Instrument No. 20161006-0105961, and in Instrument No. 20180214-0014615, of said Register's Office, 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, (9) Covenants, Conditions, and Restrictions of record in Instrument No. 20070507-0054445, said Register's Office, (10) Storm Water Management and Detention Maintenance Agreement of record in Instrument No. 20051219-0151714 and Instrument No. 20070829-0103726, said Register's Office, (11) Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances Agreement of record in Instrument No. 20070829-0103594, said Register's Office, (12) Grant of Easement to Comcast of record in Instrument No. 20081107-0110815, said Register's Office, (13) Utility Easement granted to HVUD of record in Book 4760, Pages 840 and 842, Book 8019, Pages 166 and 168, Register's Office for Davidson County, Tennessee, (14) Grant of Easements contained in instrument of record in Instrument No. 20100401-0024501, said Register's Office, (15) Easements contained in instruments of record in Book 5653, Page 679 and Book 6044, page 104, said Register's Office, (16) Agreement for Dedication of Public Utilities and Abandonment of Existing Easement of record in Instrument No. 20000510-0047300, Register's Office for Davidson County, Tennessee, (17) Subject to the flow of Trace Creek.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2022.

_____(SEAL)
John F. Stephenson

_____(SEAL)
Elisabeth A. Stephenson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of February, 2022, before me personally appeared John F. Stephenson and Elisabeth A. Stephenson, 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 16th day of February, 2022.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022