WARRANTY DEED



File #22-DM-0259-VIBE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Stephanie Wedall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/2 2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 811476 DEEDWARR
02/25/2022 12:43:50 PM 3 pgs
Fees: $18.00 Taxes: $999.00

20220225-0021759

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)
Caleb Johnathan Butler	**Same**	
(NAME)	(NAME)	**034-01-0F-111.00-CO**
259 Cobblestone Place Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **STEPHANIE DANIELLE SIEGEL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB JOHNATHAN BUTLER, SINGLE 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 Unit No. 111 of the Cobblestone II Townhomes, a Townhouse Planned Unit Development, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, said Register's Office, and as shown on Final Plat, a Horizontal Property Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, of record in Instrument No. 20100311-0018694, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Stephanie Danielle Siegel, single woman by Warranty deed from Gatlinburg Guru, LLC of record in Instrument No. 20190605-0053561 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 05, 2019.

This conveyance is subject to:
*All matters shown on the Plan of record in Book 2330, Page 10, Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan of record in Instrument 20100311-0018694, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes with By-Laws and

Charter appended thereto, of record in Instrument Number 20081229-0123139, amended in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, 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

* Subject to all matters shown on the Plan attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes of record in Instrument Number 20081229-0123139, Register's Office of Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, with By-Laws appended thereto, of record in Instrument Number 20160401-0031281, Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, and amended in Instrument No. 20160929-0102734, and amended in Instrument No. 20180424-0038505 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.
* Charter of Cobblestone II Townhomes of record in Instrument Number 20160401-0031280, in the Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan attached as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20160401-0031281, Register's Office for Davidson County, Tennessee.
* Inspection and Maintenance Agreement of Private Stormwater Management Facilities in Instrument 20080612-0060827, Register's Office for Davidson County, Tennessee.
* Grant of Easement in Instrument 20090114-0003605, Register's Office for Davidson County, Tennessee.
* Indemnity Agreement in Instrument 20081222-0121716, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 2271, Page 71, amended in Book 3870, Page 687, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Transmission Line Easement to USA in Book 2443, Page 558, Register's Office for Davidson County, Tennessee.
*Sanitary Sewer Easement to City of Goodlettsville in Book 4468, Page 456, Register's Office for Davidson County, Tennessee.
*Easement to City of Goodlettsville in Book 4468, Page 452, Register's Office for Davidson County, Tennessee.
*Subject to Communications Systems Right of Way and Easement Agreement granted AT & T in Instrument 20020215-0019975, Register's Office for Davidson County, Tennessee.
*Easement Agreement in Book 11248, Page 927, Register's Office for Davidson County, Tennessee.
*Subject to P.C.S. Site Agreement in Book 9960, Page 658, Register's Office for Davidson County, Tennessee.
*Subject to Communications Systems Right of Way and Easement Agreement granted American Telephone and Telegraph Co. in Book 7030, Page 407, Register' s Office for Davidson County, Tennessee.
*National Advertising Company Leases in Book 4371, Page 805 and Book 4371, Page 807, Register's Office for Davidson County, Tennessee.
*Subject to Agreements for Dedication of Easement for Sanitary Sewers granted City of Goodlettsville in Book 4362, Page 980 and Book 4468, Page 468, Register's Office for Davidson County, Tennessee.
*Subject to the provisions contained in deed of record in Instrument 20040819-0100484, Register's Office for Davidson County, Tennessee.
*Inspection and Maintenance Agreement of Private Stormwater Management Facility of record in Instrument Number 20150825-0085830, in the Register's Office for Davidson County, Tennessee.
*Easements of record in Book 421, Page 44, Book 4362, Pages 966-981, Book 4468, Pages 452-469, Book 7030, Page 404, Book 8590, Pages 304-308, Instrument No. 20060628-0077506, Instrument No. 20140114-003779, 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 ____ **unimproved** __X___ **improved** property known as: **259 Cobblestone Place Drive, Goodlettsville, TN 37072**.

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 21st day of February, 2022.

Stephanie Danielle Siegel by C. Loy Carney, Attorney in Fact
Stephanie Danielle Siegel by
C. Loy Carney, Her Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of February, 2022 before me personally appeared **C. Loy Carney**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein, and who further acknowledged that he is the attorney-in-fact for **Stephanie Danielle Siegel**, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, as evidenced by that certain Power of Attorney dated 2-18-22, placed of record in Instrument No 20220225-0021758 Register's Office of Davidson County, Tennessee .

Witness my hand, at office, this 21st day of February, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-22-257