THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220239689** Karen Johnson Davidson County Batch# 830676 DEEDWARR 03/29/2022 02:26:30 PM 3 pgs Fees: $18.00 Taxes: $952.75 20220329-0036376	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $257,500.00. Amanda Wilson Affiant Subscribed and sworn to before me, this 22nd day of March, 2022. Notary Public My Commission Expires: 7-17-22 AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Brian Douglas Wilson 934 Governors Court #208 Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-05-0A-208.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Haley Faulkner and Alan Michael Barger, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian Douglas Wilson, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, 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 Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Haley Faulkner, an unmarried woman, and Alan Michael Barger, an unmarried man, as joint tenants with full rights of survivorship by Special Warranty deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0109947 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019. Grantors are now married to each other as of December 3, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180222-0016771 , Instrument No. 20180222-0017114 and Instrument No. 20180222-0017118, 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.
Easement of record in Instrument Number 20190123-0006610, in the Register's Office for Davidson County, Tennessee.
Stormwater Facilities and Systems of record in Instrument Number 20180212-0013648, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20061219-0156351 and Book 10419, Page 526, in the Register's Office for Davidson County, Tennessee.
Stormwater Dentention Agreement of record in Instrument Number 20061219-0156348, in the Register's Office for Davidson County, Tennessee.
Slope Easement of record in Instrument Number 20171024-0108924, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20190606-0054126 and 20190606-0054125 and Instrument Number 20190606-0054124, in the Register's Office for Davidson County, Tennessee.
Attorney's Certificate of record in Instrument Number 20190726-0073874 and 20190726-0073876, in the Register's Office for Davidson County, Tennessee.
Easement for access to and from Mill Creek of record in Book 2803, Page 42, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 934 Governors Court #208 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of March, 2022.

Haley Faulkner

Alan Michael Barger

STATE OF TENNESSEE)
COUNTY OF WILLIAMSNON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Haley Faulkner and Alan Michael Barger, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-22-22 (date of document).

Date: 3-22-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 22nd day of March, 20 22.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON