# WARRANTY DEED

Karen Johnson Davidson County
Batch# 918293 DEEDWARR
09/19/2022 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220919-0104017

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/11/2024

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2778LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Hannah McCurdy | New Owner | |
| 178 Cobblestone Place Drive | | 034 01 0F 040.00 |
| Goodlettsville, TN 37072 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CHARITY N. BROCK, AN UNMARRIED WOMAN, AND DEMPSEY S. PHILLIPS*, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**HANNAH MCCURDY, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 40 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281; as amended in Instrument No. 20160929-0102734, Instrument No. 20180424-0038505 and Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Charity N. Brock, an unmarried woman and Dempsey S. Phillips, a married man, by Warranty Deed from Mid-TN Capital, LLC, of record in Instrument No. 20170825-0087799, in the Register's Office of Davidson County, Tennessee, dated August 24, 2017 and recorded on August 25, 2017.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

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, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

8. City of Goodlettsville taxes for the year 2022 and thereafter, for tax parcel identification number 034 01 0F 040.00, not yet due and payable.

9. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's Alta Loma Subdivision on Gallatin Pike, as recorded in Plat Book 421, Page(s) 44 .

11. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wild Acres Estates, as recorded in Plat Book 2330, Page 10.

12. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Horizontal Property Regime (Private Element) Cobblestone II Townhomes a Planned Unit Development, as recorded in Plat Instrument No. 20100311-0018694.

13. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081229-0123139; as amended in Instrument No. 20160401-0031279 and amendment and termination of record in Instrument No. 20161010-0106675.

14. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160401-0031281, as amended in Instrument No. 20160929-0102734, Instrument No. 20180424-0038505 and being corrected by Scrivener's Affidavit recorded in Instrument No. 20170501-0042305.

15. Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2271, Page 71 and Book 3870, Page 687.

16. Easement for Grant of Transmission Line, recorded in Book 2443, Page 558.

17. Easement for Sanitary Sewers, recorded in Book 4362, Page 966 and Book 4468, Page 452.

18. Easement for Communications Systems Right of Way, recorded in Book 7030, Page 404 and Instrument No. 20020215-0019975.

19. Easement recorded in Book 8590, Page 304, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20090114-0003605 and Instrument No. 20140114-0003779.

20. Inspection and Maintenance Agreement of Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080612-0060827 and Instrument No. 20150825-0085830.

This is improved property known as 178 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 12th day of September, 2022.

Charity N. Brock

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, CHARITY N. BROCK, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of September, 2022.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Witness our hand on the 12 day of September, 2022.

Dempsey S. Phillips

STATE OF Georgia
COUNTY OF Lee

Personally appeared before me, a Notary Public of said County and State, DEMPSEY S. PHILLIPS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Leesburg (city), Geo (state), this 12 day of September, 2022.

Notary Public

My Commission Expires: 03/25/2023



# Certificate of Authenticity

I, Joshua A. Terry, 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 9/12/2022.

Affiant Signature

9/19/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/19/2022.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23