(1)

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

BOX 10-A

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $715,000.00

Affiant

Subscribed and sworn to before me this 7th day of October, 2022.

Notary Public
My commission expires: My Commission Expires 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 928929 DEEDWARR
10/13/2022 09:49:32 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20221013-0112219

Address of New Owner:	Send Tax Bills to:	Tax Information
Shaun Combs and Patricia Combs 1512 Daphne Place Nashville, TN 37027	SAME	171-03-0A-200-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William R. Hankins, Jr. and Leelia L. Hankins, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shaun Combs and Patricia Louise Combs, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the plan of Section Seven, Fredericksburg of record in Plat Book 9700 Page 405, 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 William R. Hankins Jr., and Leelia L. Hankins, husband and wife, by deed from Julie Kay Johnson, being one and the same person as Julie Johnson Clevenger, unmarried, of record in Instrument No. 20170125-0008218, Register's Office for Davidson County, Tennessee, and dated January 25, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Fredericksburg of record in Plat Book 9700 Page 405 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage of record in Book 7993 Page 269 Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 7851 Page 712 Register's Office for Davidson County, Tennessee.

5. Amenities area of record in Book 9443 Page 538 and Book 7900 Page 807 Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance of record in Book 9698 Page 81 and Book 9698 Page 124 Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Book 9771 Page 545 Register's Office for Davidson County, Tennessee.

8. Subject to the Covenant, Condition, or Restriction, recorded in Book 8920, Page 65, Book 9500 Page 393, Book 9860 Page 840, Book 7798 Page 843, Book 10453 Page 931, and Book 10694 Page 541 in the official records of the Davidson County Register of Deeds.

9. Charter of record in Book 8920 Page 40 Register's Office for Davidson County, Tennessee.

10. By-Laws of record in Book 8920 Page 45 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1512 Daphne Place, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of October, 2022.

William R. Hankins, Jr

Leelia L. Hankins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of October, 2022, before me personally appeared William R. Hankins, Jr and Leelia L. Hankins, 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 7th day of October, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY