WARRANTY DEED

Karen Johnson Davidson County
Batch# 941414 DEEDWARR
11/15/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20221115-0121826

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

Robert Luke Young
AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2804LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert Luke Young	SWBC Mortgage Corp.	
2909 Stone Lane	9311 San Pedro # 100	173 09 0A 642.00
Nashville, TN 37211	San Antonio, Tx 78216	

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,

PHILLIP PAULK, AN UNMARRIED MAN

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

ROBERT LUKE YOUNG, A SINGLE MAN

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:

Land in Davidson County, Tennessee, being Lot No. 614 as shown on the Plan of Section One of Phase Eight, Lenox Village, as of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Phillip Paulk, an Unmarried Man, by Warranty Deed from Mikel Alise Law, an Unmarried Woman, of record in Instrument No. 20171211-0125929, in the Register's Office of Davidson County, Tennessee, dated December 07, 2017 and recorded on December 11, 2017.

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

8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase Eight, Lenox Village, as recorded in Instrument No. 20060824-0104608.

9. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as amended in Instrument No. 20220228-0022407; Supplemented in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383.

10. Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 as Supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.

11. Easement for Ingress and Egress, recorded in Instrument No. 20010103-0000902 as corrected in Instrument No. 20010822-0090889.

12. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20010918-0100849; Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852.

13. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020628- 0078164 and Instrument No. 20051213-0149579.

This is improved property known as 2909 Stone Lane, Nashville, TN 37211

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 my hand on the 15th day of November, 2022.

Phillip Paulk

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PHILLIP PAULK, 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 Franklin, Tennessee, this 15th day of November, 2022.

Notary Public

My Commission Expires: 2-19-24

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

I, Sheri Engel, 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 this 15th day of November, 2022

Sheri Engel

Dated 11/15/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 15th day of November, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY