(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

W-SYN-22-4332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (A

Karen Johnson Davidson County
Batch# 952839 DEEDWARR
12/19/2022 10:18:09 AM 2 pgs
Fees: $13.00 Taxes: $1,520.70

20221219-0130726

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Katherine Mansfield and Robert Dean Mansfield	Celebrity Home Loans, LLC	
(NAME)	(NAME)	
4332 Cambridge Drive	One Mid America Plaza, Suite 800	**151-09-0A-170.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1131	Oakbrook Terrace, IL 60181	
(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, **MARCIA BUNCH SAVAGE AND DARRON SAVAGE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE KATHERINE MANSFIELD AND ROBERT DEAN MANSFIELD, WIFE AND HUSBAND,** 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 Lot No. 170 on the Plan of Final Plat, Phase 2, Section 1, Long Hunter Chase Subdivision, of record in Plat Book 7900, Page 763 and 764, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcia Bunch, an unmarried woman, by Warranty Deed from Diane E. Defoe and husband, Roger W. Defoe of record in Instrument No. 20120209-0011591, Register's Office for Davidson County, Tennessee, dated February 6, 2012 and recorded on February 9, 2012. AND Being the same property conveyed to Marcia Bunch Savage and Darron Savage, married, by Quitclaim Deed from Marcia Bunch, unmarried at time of conveyance, now known as Marcia Bunch Savage, of record in Instrument No. 20150601-0050650, Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on June 1, 2015.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Pages 763 and 764, as corrected by Surveyor's Certificate of Correction of record in Book 9473, Page 43 and Book 9813, Page 167 Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9430, Page 251, amended in Book 9534, page 938, Register's Office for Davidson County, Tennessee.
- Transmission Line Right of Way of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.
- Judgment in favor of the State of Tennessee of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040908-0108434 and Instrument No. 20020718-0086411, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- Drainage Ditch Agreement of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 8197, Page 288 and Book 8358, page 91, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 793 and Book 9988, page 821, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement of record in Book 9588, Page 930, in the Register's Office for Davidson County, Tennessee.
- Right of Way granted Tennessee Telephone Company of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Right of Way of record in Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 4584, Page 201, in the Register's Office for Davidson County, Tennessee.
- Charter of Long Hunter Chase Homeowner's Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Certificate of Resolution for JCH Development Company, Inc of record in Book 9432, Page 789, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2336, Page 532, Book 4428, Page 568, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area to Long Hunter Chase Homeowners Association of record in Book 9432, Page 792, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4332 Cambridge Drive, Antioch, Tennessee 37013-1131**.

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 15th DAY OF DECEMBER, 2022.

Marcia Bunch Savage

Darron Savage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCIA BUNCH SAVAGE and DARRON SAVAGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212