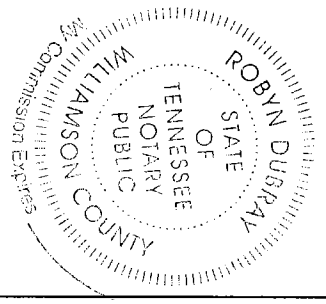
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company – Relocation Services, 2801 Network Blvd., Suite 103, Frisco, TX 75034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley James Reinarts and Amanda Kay Turner Reinarts	Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage	087-02-0A-028.00
(NAME)	(NAME)	
7409 Thornwood Court	1201 Peachtree Street NE, 2050	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Atlanta, GA 30361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 30th day of June, 2023, by and between **Eric M. Tompkins and Whitney L. Tompkins, husband and wife,** party of the first part, and **Bradley James Reinarts and Amanda Kay Turner Reinarts, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Final Plat, Cobblestone Landing, Phase 1, as shown by plat of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eric M. Tompkins and Whitney L. Tompkins, husband and wife by Warranty Deed from John David Hazlett and Sarah B. Hazlett, husband and wife, dated 05/31/2018, of record in Instrument No. 20180611-0055887, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 1022636 DEEDWARR
07/05/2023 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20230705-0051379

202307050051379

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Eric M. Tompkins

Whitney L. Tompkins

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eric M. Tompkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 09 day of May, 2023.

Commission expires: July 09, 2024

Notary Public

BAHAR A. KOKOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Whitney L. Tompkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 09 day of May, 2023.

Commission expires: July 09, 2024

Notary Public

BAHAR A. KOKOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

EXHIBIT A

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2023 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee.

10. Covenants, conditions, easements and restrictions recorded in Instrument No. 20050829-0103476, Instrument No. 20101005-0079535, Instrument No. 20101029-0086759, Instrument No. 20150409- 0031383, Instrument No. 20160413-0035478, Instrument No. 20160413-0035479, and Instrument No. 20160413-0035480, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

11. Easements including terms and conditions thereof as recorded in Book 5168, Page 910, Book 7079, Page 196, and Book 7083, Page 435 in the Register's Office for Davidson County, Tennessee.

12. Amendment to Easement including terms and conditions thereof as recorded in Book 7607, Page 135, in the Register's Office for Davidson County, Tennessee.

13. Joint Access and Public Utility Easement including terms and conditions thereof as recorded in Book 8190, Page 75, in the Register's Office for Davidson County, Tennessee.

14. Water Line Easement including terms and conditions thereof as recorded in Book 11476, Page 233, in the Register's Office for Davidson County, Tennessee.

15. Easement for Retention Basin Easement including terms and conditions thereof as recorded in Book 11476, Page 235, in the Register's Office for Davidson County, Tennessee.

16. Stormwater Detention Agreement including terms and conditions thereof as recorded in Instrument No. 20031106-0163210, in the Register's Office for Davidson County, Tennessee.

17. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 6/30/2023.

Affiant Signature

7/5/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5th day of July, 2023.

Notary Public

(SEAL)

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-19-2027

900