Davidson County DEEDWARR
Recvd: 07/07/16 15:53 3 pgs
Fees:18.00 Taxes:809.38
20160707-0069788

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 16068107**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $218,750.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2016. Notary Public My Commission Expires: 1-26-19

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Lacey Shelton 213 Centreboard Court Antioch TN 37013-2436	Send Tax Bills To: Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 151-09-0B-067.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Hammond, n/k/a Jessica Fetsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lacey Shelton, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase I-B, Lakeside at Percy Priest, of record in Plat at Instrument No. 20050110-0003257, as corrected by Surveyor's Certificate of Correction as Instrument No. 20050707-0078439, 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 Jessica Hammond by Warranty deed from Aaron Rinaldi and Joelle Rinaldi, husband and wife of record in Instrument No. 20071226-0147182 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 26, 2007.

Derek Fetsch joins in this conveyance for the purpose of conveying all right, Title and interest he may have in the above described property as spouse of Jessica Fetsch.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050110-0003257 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050707-0078439, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin

unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Quitclaim Deed to Homeowners Association for common areas in Instrument 20100219-0012873, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8175, page 783, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No, 20040914-0110817, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 213 Centreboard Court Antioch TN 37013-2436

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2016.

Jessica Hammond, n/k/a Jessica Fetsch

Derek Fetsch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Hammond n/k/a Jessica Fetsch and Derek Fetsch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 25, 2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

