THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16109537

BILL GARRETT, Davidson County
Trans:T20160105966 DEEDWARR
Recvd: 12/02/16 08:57 2 pgs
Fees:13.00 Taxes:641.95
20161202-0126401

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $173,500.00.

JAnderson
Affiant

Subscribed and sworn to before me, this 1st day of December, 2016.

JAnderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin S. Richards and Alexandra S. Richards 8024 Maggie Court Antioch TN 37013	New Owner	Tax Parcel ID No. 182-06-0A-147.00 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, **Codey Holland and Brooke Betson, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin S. Richards and Alexandra S. Richards, husband and wife**, ("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(s) 144, as shown on the map entitled Old Hickory Hills Phase Two Section Two, of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CODEY HOLLAND, an unmarried man and BROOKE BETSON, an unmarried woman, tenants in common with right of survivorship, by deed from NICOLE CHAPMAN and JUANELL CHAPMAN, married, of record in Instrument No. 20070710-0082200 , dated July 6, 2007 , said Register's Office.

Brooke Betson having since married and is now known as Brooke Holland.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 182-06-0A-147.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20040122-0008453, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No.

20020116-0006750, amended in Instrument No. 20101116-0091730, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, said Register's Office.

Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.

This is improved property located at 8024 Maggie Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 1st day of December, 2016.

Codey Holland

Brooke Betson n/k/a Brooke Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Codey Holland and Brooke Betson n/k/a Brooke Holland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018