BILL GARRETT, Davidson County
Trans:T20160108903 DEEDWARR
Recvd: 12/12/16 13:06 2 pgs
Fees:13.00 Taxes:739.63

20161212-0129979

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119897** **RETURN TO** Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 01258-34990	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this ~~transfer is: $199,900.00~~ Affiant Subscribed and sworn to before me, this 8th day of December, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Holzemer and Sara Beth Holzemer 4513 HAWTHORN DRIVE Nashville TN 37214-1195	New Owner	Tax Parcel ID No. 062-02-0-B-231.00

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, **Thomas W. Lybrook, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Holzemer and Sara Beth Holzemer, husband and wife**, ("Grantees"), its 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. 207 on the Plan of Abbington Park, Phase One - Section Five, a Planned Unit Development, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas W. Lybrook, an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 3rd day of July, 2006 in Instrument No. 20060703-0079442, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBINGTON PARK, PHASE ONE - SECTION FIVE, as recorded in Instrument No. 20060113-0005368.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030213-0020075, 20060202-0012846, 20010402-0031520, 20000720-0071648 and 20161027-0113738.

Terms and provisions of by-Laws recorded in Instrument No. 20030303-0027406.

Charter of Homeowners Association recorded at Instrument No. 20030303-0027405.

Easement for Sewer Line Access & Buffer Zone, recorded in Instrument No. 20000720-0071648.

Easement for Water/Sewer Line, recorded in Book 8377, Page 820.

Easement for Right of way, recorded in Book 1198, Page 525.

Easement for Stormwater Detention Agreement, recorded in Instrument Nos. 20030109-0004246 and 20030508-0061633.

Flowage Easement recorded in Book 2242, Page 513.

Easement for Transmission Lines recorded in Book 1163, Page 341.

Easement for the flow of the waters of the Cumberland River, and the rights of the public therein. Conveyance for Common Area/Open Space recorded at Instrument Nos. 20060202-0012845 and 20081023-0106257.

This is improved property located at 4513 HAWTHORN DRIVE Nashville TN 37214-1195

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 8th day of December, 2016.

Thomas W. Lybrook by Josh Anderson attorney in fact

Thomas W. Lybrook
By: Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Thomas W. Lybrook, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of December 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018