THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170110563** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 3rd day of February, 2017. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Scott Faircloth 7232 Autumn Crossing Way Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-10-0A-222.00-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, **Harvey G. Faircloth and Mary Lee Faircloth, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Faircloth, unmarried**, ("Grantees"), his 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. 715 on the Plan of Final Plat Phase Seven, Autumn Oaks Subdivision, of record in Plat at Instrument No. 20050725-0086194, 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 Harvey G. Faircloth and Mary Lee Faircloth, husband and wife by Warranty deed from Michael A. Atchison, joined by his spouse Tamara G. Atchison of record in Instrument No. 20140825-0077237 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 25, 2014.

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 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050725-0086194, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Autumn Oaks Homeowners Association, Inc., with By-Laws appended thereto, of record in Instrument Number 200109120099443 and Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, amended in Instrument No. 20101206-0096935, 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.

Charter for Autumn Oaks Homeowners Association, Inc. in Instrument 20010912-0099442, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170013644 DEEDWARR
Recvd: 02/15/17 09:04 2 pgs
Fees:13.00 Taxes:1110.00
20170215-0015498

Ingress and Egress Easement to cemetery in Book 261, page 284 and Book 6704, page 397, Register's Office for Davidson County, Tennessee.

Easement to Columbia Gulf Transmission Co. in Book 4240, page 667, Register's Office for Davidson County, Tennessee.

Water Line Easement in Book 3376, page 239, Register's Office for Davidson County, Tennessee.

Easement to Use Spring in Book 475, page 547, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer in Book 7515, page 298 and Book 9343, page 196 and Book 9343, page 199, Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company in Instrument 200208260103047 and Instrument 200209180113710, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement Book 7760, page 970, Register's Office for Davidson County, Tennessee.

Right of Way to Gulf Interstate Gas Company in Book 2245, page 271; partial release of right-of-way in Book 6985, page 25, Register's Office for Davidson County, Tennessee.

Restrictions in Book 6968, Page 30, Book 6704, Page 397 and Book 6704, page 405, Register's Office for Davidson County, Tennessee.

Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160831-0091259, in the 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 7232 Autumn Crossing Way Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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, his 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 3rd day of February, 2017.

Harvey G. Faircloth

Mary Lee Faircloth

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harvey G. Faircloth and Mary Lee Faircloth, 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 3rd day of February, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018