Davidson County DEEDWARR
Recvd: 03/23/17 14:32 3 pgs
Fees:18.00 Taxes:1295.00
20170323-0028644

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/26/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3208B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jennifer Marie Phelps		181-11-0B-133.00-CO
7356 Autumn Crossing Way		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRIAN E. SWEATT AND WIFE, BARBARA J. SWEATT

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JENNIFER MARIE PHELPS

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plat of The Hills at Concord Place, Phase Three, of record in Instrument No. 20071226-0147287, (formerly known as Concord Place II, Phase 2) of record in Instrument No. 20071120-0136051 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brian E. Sweatt and wife, Barbara J. Sweatt by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20080923-0096736 Register's Office for Davidson County, Tennessee, dated September 16, 2008 and recorded on September 23, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 20071120-0136051, 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 20050914-0110829, amended in Instrument No. 20061228-0160254, Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, Instrument No. 20071129-0138688, Instrument No. 20071226-0147287, Instrument No. 20080627-0066661, and Scrivener's Affidavit recorded in Instrument No. 20080714-0071815, 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.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps or Appurtenance in Instrument No. 20071023-0125249, Register's Office for Davidson County, Tennessee.

Maintenance Agreement in Instrument No. 20070509-0055790, Register's Office for Davidson County, Tennessee.

Memorandum of Option in Instrument No. 20070423-0047758, Register's Office for Davidson County, Tennessee.

Recognition Agreement in Instrument No. 20070423-0047760, Register's Office for Davidson County, Tennessee.

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

This is property known as 7356 Autumn Crossing Way, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 21st day of March, 2017.

Brian E. Sweatt

Barbara J. Sweatt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRIAN E. SWEATT AND BARBARA J. SWEATT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of March, 2017.

Notary Public

My Commission Expires: 2-19-20

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 17-3208B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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

