THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170511866** BILL GARRETT, Davidson County Trans:T20170042943 DEEDWARR Recvd: 05/19/17 14:42 2 pgs Fees:13.00 Taxes:1512.75 20170519-0050125	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $408,850.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2017. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2018

WARRANTY DEED

Address New Owner: Young Kim and Roger Bradley 639 Hill Road Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-12-0-125.00

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, **Douglas Rice and Mary Beth Rice, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Young Kim and Roger Bradley, wife and husband**, ("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. 145 on the Plan of Phase 2, Hearthstone of record in Plat Book 5200, Page 323, amended in Book 6192, page 416, 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 Douglas Rice and Mary Beth Rice, husband and wife by Warranty deed from Steven G. Anweiler and Shaun A. Anweiler, husband and wife of record in Instrument No. 20150818-0083173 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

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 in Plat Book 5200, Page 323 and amended in Book 6192, page 416, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5802, page 577, Book 5409, page 485; Book 5479, page 422 and Book 11331, page 828; Declaration of Covenants of record in Book 7053, page 982 and Book 9945, page 958; By-Laws, of record in Book 7053, page 982, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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 of Hearthstone Common Facilities Association of record in Book 6995, page 646; all of record in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20150818-0083173 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 639 Hill Road Brentwood TN 37027

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, their 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 17th day of May, 2017.

Douglas Rice

Mary Beth Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Rice and Mary Beth Rice, 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 17th day of May, 2017.

Notary Public

My Commission Expires: _____

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