THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 17051121**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $424,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2017. Notary Public My Commission Expires: 2-17-20

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20170052522 DEEDWARR
Recvd: 06/20/17 09:18 2 pgs
Fees:13.00 Taxes:1568.80
20170620-0061731

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel E. Tolbert 5945 Hitching Post Lane Nashville TN 37211	Franklin American Mort. Co. 6100 Tower Cir., Ste 600 Franklin, TN 37067	Tax Parcel ID No. 172-14-0A-011.00-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, **Frederick Fitzgerald and wife, Cheryl Fitzgerald and and Ulysses Pacheco and wife, Kellie Pacheco, as joint tenants** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason K. Tolbert and Rachel E. Tolbert, 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 No. 106 on the Plan of Section One, Wexford Downs, a Planned Unit Development of record in Plat Book 9700, Page (s) 308 and 309, 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 Frederick Fitzgerald and wife, Cheryl Fitzgerald and Ulysses Pacheco and wife, Kellie Pacheco, as joint tenants by Warranty deed from Thomas C. Funari and wife, Martine Punari of record in Instrument No. 20070413-0044554 Register's Office for Davidson County, Tennessee, dated April 06, 2007 and recorded on April 13, 2007.

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 9700, Page (s) 308 and 309, Register's Office for Davidson County, Tennessee.

P.U.D. Boundary Plat of record in Book 9700, Page 221, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51; Book 10792, Page 822; and Instrument No. 20000810-0079498, 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 granted to Bellsouth Telecommunications of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, in the Register's Office for Davidson County, Tennessee.

Charter of Wexford Downs Homeowner's Association, Inc. of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common area to Wexford Downs Homeowner's Association, Inc. of record in Book 10937, Page 789 and Book 10937, page 791, in the Register's Office for Davidson County, Tennessee.

Easement granted to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10357, Page 925, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 11201, Page 766, Book 11444, page 149 and Book 11444, page 177, 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 5945 Hitching Post Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 19th day of June, 2017.

Frederick Fitzgerald

Cheryl Fitzgerald

Ulysses Pacheco

Kellie Pacheco

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick Fitzgerald and Cheryl Fitzgerald, and Ulysses Pacheco and Kellie Pacheco, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY