THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612358** BILL GARRETT, Davidson County Trans:T20170062956 DEEDWARR Recvd: 07/24/17 09:04 2 pgs Fees:13.00 Taxes:1258.00 20170724-0074291	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 19th day of July, 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: Charles Tallent and Sherilyn Tallent 5327 Big East Ford Rd. Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143-02-0B-012.00-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, **James H. Zeigler, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Tallent and Sherilyn Tallent, 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 Unit No. 12 on the Plan of Revised Treetops at Harpeth Trace of record in Plat Book 6250, Page 455, 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 James H. Zeigler by Warranty deed from Melissa Trodglen, now Beasley and husband, Scott Beasley of record in Instrument No. 20041105-0133663 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 05, 2004.

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 775, as revised in Plat Book 6250, Page 455, 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 Treetops at Harpeth Trace, with By-Laws of Treetops at Harpeth Trace Homeowners' Association appended thereto, of record in Book 6287, Page 417 and amended in Instrument No. 20150622-0059531, 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.

By-Laws of record in Book 6287, Page 460, in the Register's Office for Davidson County, Tennessee.

Charter of Treetops at Harpeth Trace Homeowners' Association of record in Book 8085, page 576, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Treetops at Harpeth Trace Homeowners' Association of record in Book 6465, page 410, Register's Office for Davidson County, Tennessee.

Easements for Water mains of record in Book 5142, Page 694, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 5360, Page 320; Book 5364, Page 882 and Book 4889, Page 192, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7389, Page 170, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 722 Harpeth Trace Drive Nashville TN 37221

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 19th day of July, 2017.

James H. Zeigler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Zeigler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

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