THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612301**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is: $162,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2017. Notary Public My Commission Expires: 10.20.19

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 08/04/17 15:10 2 pgs
Fees:13.00 Taxes:599.40
20170804-0080096

WARRANTY DEED

Address New Owner: Jacob W. Buzonowski 2901 High Rigger Dr. Nashville TN 37217	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 150-03-0-002.00

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, **Carl Brewington and Danielle Brewington, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob W. Buzonowski, unmarried**, ("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. 2 on the Plan of Section Two, Harbour Town Village, of record in Plat Book 4675, Page(s) 146 and 147, 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 Carl Brewington and Danielle Brewington by Special Warranty Deed from Washington Mutual Bank FA, of record in Instrument No. 20090515-0044678, Register's Office for Davidson County, Tennessee, dated March 11, 2009 and recorded on May 15, 2009.

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 4675, Page(s) 146 and 147, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4806, Page 87 and Book 4931, Page 667, 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.

Gas Line Easement of record in Book 2292, Page 54, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2901 High Rigger Dr. Nashville TN 37217

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 2nd day of August, 2017.

Carl Brewington

Danielle Brewington

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl Brewington and Danielle Brewington, 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 2nd day of August, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

