BILL GARRETT, Davidson County
Trans:T20170070265 DEEDWARR
Recvd: 08/14/17 12:40 2 pgs
Fees:13.00 Taxes:1363.45
20170814-0083152

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $368,500.00

Affiant

Subscribed and sworn to before ~~me, this 11th~~ day of August, 2017.

Notary Public

My commission expires: 5/8/18

ANGELA Y. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyrone D. Laws, Jr.	~~New Owner~~ Bank of Tennessee	**Map/Parcel 160-16-0-B-101.00CO**
620 Palisades Court	PO Box 4980	
Brentwood, TN 37027	Johnson City, TN 37602	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonathan Hays and Lindsey Hays, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyrone D. Laws, Jr. and Suzette D. Laws, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 125, on the plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 936-941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jonathan Hays and Lindsey Hays, by Warranty Deed, from Corbi D. Milligan, unmarried, dated December 7, 2015, of record in Instrument No. 20151209-0123878, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 936-941, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000531-0053798, amended in Instrument No. 20000831-0086366, Instrument No. 200010614-0062686, Instrument No. 20030814-0116886, Instrument No. 20150109-0002674, Instrument No. 20161020-0111124, Instrument No. 20161020-0111125, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, Page 281, Book 11115, Page 286, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8371, Page 320, Register's Office for DAVIDSON County, Tennessee.
Deed to state of Tennessee of record in Book 7902, Page 389, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book 9700, Page 653, Book 9700, Page 654, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20000524-0051842, Instrument No. 20001214-0123056, Register's Office for DAVIDSON County, Tennessee.

QCD of common areas to HOA of record in Instrument No. 20010208-0012529, Instrument No. 20010208-0012530, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20001214-0123058, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 620 Palisades Court, 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 is 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/our hand(s) this 11th day of August, 2017.

Jonathan Hays

Lindsey Hays

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jonathan Hays and Lindsey Hays, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

File #: **170483JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027