THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712624**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$309,000.00~~ Affiant Subscribed and sworn to before me, this 18th day of August, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170072547 DEEDWARR
Recvd: 08/22/17 08:59 2 pgs
Fees:13.00 Taxes:1143.30
20170822-0085902

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN My Commission Expires May 8, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane H. Bussell 3405 Turfway Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 173-10-0-A-133.00CO

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, **Tayler Norman n/k/a Tayler McCloud, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane H. Bussell and Thomas R. Bussell, wife and husband**, ("Grantees"), its 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. 99 on the Plan of Phase 2, Section 2, Barnes Bend Estates, of record in Plat at Instrument No. 20120816-0073613, 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 Tayler Norman, unmarried woman by Warranty Deed from Raj Mehta, unmarried, of record in Instrument No. 20140728-0066933, Register's Office for Davidson County, Tennessee, dated July 01, 2014 and recorded on July 28, 2014.

Daniel McCloud joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Tayler Norman n/k/a Tayler McCloud.

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 at Instrument No. 201208160073613, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 146, 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 Barnes Bend Estates with By-Laws of Barnes Bend Estates Homeowners' Association, Inc. appended thereto, of record in Instrument Number 20050524-0058309, 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.

Storm water detention agreement of record in Instrument Number 20040907-0107464 and Instrument Number 20050524-0058216, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer easement of record in Instrument Number 20040413-0041473, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Barnes Bend Estates Homeowners' Association, Inc. of record in Instrument Number 20100520-0039082 and in Instrument No. 20141121-0107422, in the Register's Office for Davidson County, Tennessee.

Ingress & egress easement of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.

Public right of way easement of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6515, Page 495, 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 3405 Turfway Drive Antioch TN 37013

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, 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 18th day of August, 2017.

Tayler Norman n/k/a Tayler McCloud

Daniel McCloud

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tayler Norman a/k/a Tayler McCloud and Daniel McCloud, 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 18th day of August, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018