THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170812944

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $428,500.00.

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 25th day of August, 2017.

Sue Robinson
Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170074599 DEEDWARR
Recvd: 08/28/17 09:19 2 pgs
Fees:13.00 Taxes:1585.45
20170828-0087859

SUE ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristen Kalemeris and Todd Madison 1245 Lighthouse Pl Brentwood TN 37027	New Owner	Tax Parcel ID No. 172-09-0A-254.00-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, **Tracey L Bolton n/k/a Tracey L Eason, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Kalemeris, unmarried and Todd Madison, unmarried, as joint tenants with right of survivorship** ("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. 208 on the Plan of Section Five-B, Banbury Crossing (a Planned Unit Development) of record in Instrument No. 20040618-0072253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracey L. Bolton by Quitclaim deed from David A. Bolton of record in Instrument No. 20071227-0147801 Register's Office for Davidson County, Tennessee, dated December 20, 2007 and recorded on December 27, 2007.

Justin Otis Eason 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 Tracey L Bolton n/k/a Tracey L Eason.

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. 20040618-0072253, 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 10369, Page 48; Book 10962, page 516; Book 11218, page 180; Instrument No. 20010523-0053234 and Instrument No. 20030728-0105031, Instrument No. 200410060120756 and in Instrument No. 200510200126681,

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 Banbury Crossing of record in Instrument Number 20020610-0070239, in the Register's Office for Davidson County, Tennessee.

Charter of Banbury Crossing Homeowners Association of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20000111-0004044, 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 1245 Lighthouse Pl Brentwood TN 37027

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, Grantors have executed this instrument on this 25th day of August, 2017.

Tracey L Eason

Justin Otis Eason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey L Eason and Justin Otis Eason, 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 25th day of August, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018