WARRANTY DEED

Bill Garrett Davidson County
Batch# 894 DEEDWARR
09/14/2017 01:45:30 PM 3 pgs.
Fees: $18.00 Taxes: $910.20
20170914-0094093

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 246,000.00.

Affiant

Subscribed and sworn to me on September 8, 2017.

NOTARY PUBLIC

My Commission Expires:

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2018

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30783

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brett Wood Downing Regina Downing 1529 Andchel Drive Hermitage, TN 37076	New Owner	086-08-0-118.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew Kyle Douglass and Erica Douglass husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brett Wood Downing and Regina Downing, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Phase I, Camden Woods, of record in Plat Book 6900, Page(s) 697 and 698, 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 Andrew Kyle Douglass, a single person by Warranty Deed from Steve I. Anderson and Cynthia L. Anderson, husband and wife, of record in Instrument No. 20110613-0045052, Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 13, 2011.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been assumed by the Grantee and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public record.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Easements or claims of easements not shown by the Public Records.
4. Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 697 and 698, Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9036, Page 329, Book 9231, Page 737, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-

0079788 and Instrument No. 20140707-0059383, 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.

6. By-Laws of Camden Woods Homeowners Association, Inc. of record in Book 7620, Page 583, as amended in Instrument No. 20140707-0059384, in the Register's Office for Davidson County, Tennessee.
7. Charter of Camden Woods Homeowners Association, Inc. of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed for common area of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1529 Andchel Drive, Hermitage, TN 37076.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 8th day of September, 2017.

Andrew Kyle Douglass

Erica Douglass

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 8, 2017, before me personally appeared Andrew Kyle Douglass and Erica Douglass to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal onSeptember 8, 2017.

NOTARY PUBLIC

TODD A. BRUNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

True Copy Certification

I, Mitchell A. Watts, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-27-19
Notary' Seal (if on paper)

