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

CRT File No. 170812904

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $329,000.00.

Affiant

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

Notary Public
My Commission Expires:

Bill Garrett Davidson County
Batch# 2510 DEEDWARR
09/20/2017 09:29:44 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20170920-0096225

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen Rock 119 Hearthstone Manor Circle Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-15-0A-031.00-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, **Julie P. Tabar, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Rock, 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. 31, as shown on the map entitled Condominium Site Plan, Phase II, Hearthstone Manor Subdivision, of record in Plat Book 6200, Page 144, as amended in Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory F. Tabar and wife Julie P. Tabar by Special Warranty deed from Montecito I, LLC, a Nevada limited liability company of record in Instrument No. 20050927-0115974 Register's Office for Davidson County, Tennessee, dated September 26, 2005 and recorded on September 27, 2005.

Being the same property conveyed to Julie Ann Tabar by Final Decree of Divorce recorded on May 15, 2015, recorded in Instrument No. 20150515-0044974, Register's Office for Davidson County, Tennessee.

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 6200, Page 144, amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plan of record in Plat Book 6200, Page 642, 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 6424, Page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, as re-recorded in Book 7393,

Page 749, Book 7398, page 907, Book 7398, page 749, Book 7403, page 563, Book 11404, page 149 and amended and restated in Instrument No. 20060510-0054690, 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.

Charter of record in Book 6437, Page 852, amended in Book 7679, page 16 and Book 7769, page 494, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7403, Page 568 amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 11749, Page 481, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for common areas of record in Book 6582, Page 158, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20050927-0115974 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.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 119 Hearthstone Manor Circle Brentwood TN 37027

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 25th day of August, 2017.

Julie P. Tabar

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, and Julie P. Tabar, 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 25th day of August, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON