THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171013657**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $228,000.00. Affiant Subscribed and sworn to before me, this 26th day of October, 2017. Notary Public My Commission Expires: 04/06/2020

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires April 6, 2020

Bill Garrett Davidson County
Batch# 18545 DEEDWARR
10/26/2017 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20171026-0110072

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul R. Preuss and Sherrie A. Preuss 3122 Fyffe Lane Nashville TN 37211	NEW OWNER	Tax Parcel ID No. 173-09-0A-755.00-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, **Robin Hoyt, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul R. Preuss and Sherrie A. Preuss, husband and wife**, ("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. 638 on the Plan of Resubdivision of Lots 638 through 649, Phase Eight, Lenox Village of record in Plat at Instrument No. 20080508-0047734, 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 Robin Hoyt, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20101112-0090938 Register's Office for Davidson County, Tennessee, dated November 12, 2010 and recorded on November 12, 2010.

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 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20080508-0047734, Register's Office for Davidson County, Tennessee.

Matters shown on Plan of record in Instrument Number 20070413-0044640, in the Register's Office for Davidson County, Tennessee.

Master Deed Restrictions of record as Instrument Number 20020315-0032825, made applicable in Instrument No. 20021226-0158459 and Instrument No.20060321-0032382 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.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, made applicable in Instrument No. 20021226-0158458, Instrument No. 20060321-0032383, Instrument No. 20040526-0062220 and Instrument No. 20050113-0005133, 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 for HOA of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreements of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.
Easements for Sanitary Sewers, Storm Drainage and Water Mains with Appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20101014-0082383, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3122 Fyffe Lane Nashville TN 37211

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, Grantor has executed this instrument on this 24th day of October, 2017.

Robin Hoyt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Hoyt, 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 24th day of October, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I, JUSTIN HALL 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 WILLIAMSON

Personally appeared before me, HILLARY A. PATE, a notary public for this county and state, JUSTIN K. HALL 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: 04/06/2020

{Notary' Seal}

