WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 19744 DEEDWARR
10/31/2017 12:26:12 PM 2 pgs
Fees: $13.00 Taxes: $388.50

20171031-0111531

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Happy Nest, LLC	NEW OWNER	Parcel ID:
5 Sawgrass Ct.		163110A02500
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Audrey Confer f/k/a Audrey G. Taylor, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Happy Nest, LLC

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Third Revision, Section Two, Bell Forge Village, as of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Audrey G. Taylor by deed from Patricia D. Yates, of record in Instrument 20050919-0112296, dated September 15, 2005, Register's Office for said County. The said Audrey G. Taylor is now known as Audrey Confer.

This conveyance is subject to Restrictions and By-Laws of record in Book 6040, Page 538 amended in Book 6350, Page 858; Book 6651, Page 207; Book 7224, Page 209; Book 7461, Page 530; Book 7464, Page 967; Book 7508, Page 659; Instrument 20010627-0068129; Instrument 20010627-0068130; Instrument 20061229-0160925 and Book 6040, Page 576 amended in Book 6306, Page 644, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 250, said Register's Office; (3) Deed of Conveyance for Water Mains of record in Book 6471, Page 85, Register's Office for said County; (4) Deed of Conveyance for Sewer of record in Book 6471, Page 77, Register's Office for said County; (5) Easement to Comcast of record in Instrument 20110620-0047275, Register's Office for said County; (6) Easement Agreement of record in Book 7224, Page 246, Register's Office for said County; (7) Easement for Dumpster Facility of record in Book 7224, Page 195, Register's Office for said County; (8) Water Main Easement of record in Book 6956, Page 131, Register's Office for said County; (9) Sewer Easement of record in Book 6859, Page 672 and Book 6956, Page 495, Register's Office for said County.

Audrey Confer and Audrey G. Taylor being one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 224 Hickory Forge Drive, Antioch, TN 37013

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand this 30th day of October, 2017.

Audrey Confer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audrey Confer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.