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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 171013607**<br><br>Bill Garrett Davidson County<br>Batch# 24729 **DEEDWARR**<br>11/13/2017 08:55:43 AM 2 pgs<br>Fees: $13.00 Taxes: $810.30<br>20171113-0115878 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $219,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 9th day of November, 2017.<br><br>Notary Public<br>My Commission Expires: |

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

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| David Lewis and Rita Evans Lewis<br>364 Upper Mill Drive<br>Cane Ridge TN 37013-4552 | New Owner | Tax Parcel ID No.<br>173-15-0A-126.00 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, **Joshua Gull and Alexandra Fontana, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Lewis and Rita Evans Lewis, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Final Plat of Mill Run Subdivision, Phase 2, of record in Instrument No. 200110090109754, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Joshua S. Gull and Alexandra M. Fontana, joint tenants with rights of survivorship by Warranty Deed from David E. Rufenacht, recorded on the 13th day of July, 2009 in Instrument No. 20090713-0064941, in the Register's Office of 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20011009-0109754, Correction at Instrument Nos. 20020605-0067914 and 20020605-0067915 (Lots 111-118).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11675, Page 472, Amended at Instrument Nos. 20000215-0015152, 20020701-0079016 and 20021121-0144876.

Charter of Homeowners Association recorded at Instrument No. 19991207-0300674.

Easement for Sewers/Storm Drainage, Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20111117-0089383 and Book 10448, Page 188.

Easement for Stormwater Detention Agreement, recorded in Instrument No. 20010405-0033586.

Easement for Landscape Agreement, recorded in Instrument No. 20010405-0033587.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116286.

Transmission Lines Easement recorded in Book 3933, Page 359.

Conveyance for Open Space and Common Areas recorded at Instrument No. 20011219-0139981.

This is improved property located at 364 Upper Mill Drive Cane Ridge TN 37013-4552

**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 9th day of November, 2017.

Joshua Gull

Alexandra Fontana

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Gull and Alexandra Fontana, 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 9th day of November, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018