Bill Garrett Davidson County
Batch# 25218 DEEDWARR
11/13/2017 03:30:40 PM 3 pgs
Fees: $18.00 Taxes: $3,783.25
20171113-0116565

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913369**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,022,500.00. Affiant Subscribed and sworn to before me, this 9th day of November, 2017. Notary Public My Commission Expires: 9/7/2020

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

WARRANTY DEED

Address New Owner: Jeremy Conner and Briana Mullenax 1220 Taggartwood Drive Brentwood TN 37027-4132	Send Tax Bills To: Legacy Home Loans LLC 8119 Isabella Lane Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 15906000700

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, **EAW CWB Family Ltd Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Conner and Briana Mullenax, husband and wife**, ("Grantees"), its 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. 23 on the Plan of Taggartwood, of record in Plat Book 4175, Page 60, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to EAW CWB Family Ltd Partnership by Warranty Deed from Theodore L. Merhoff, II and wife, Karen S. Merhoff, recorded on the 16th day of July, 2013 in Instrument No. 20130716-0073472, 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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TAGGARTWOOD, as recorded in Plat Book 4175, Page(s) 60.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4173, Page 193 and Book 4352, Page 72.

This is improved property located at 1220 Taggartwood Drive Brentwood, TN 37027-4132.

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 9th day of November, 2017.

EAW CWB Family Ltd Partnership
By: the EAW CWB Management Trust
Its: General Partner

By: _____
Constance Womack Britton, Successor Trustee

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Constance Womack Britton**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Successor Trustee of the EAW CWB Management Trust, the General Partner of EAW CWB Family Ltd Partnership**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 5th day of November 2017.

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On NOV 9, 2017, before me, M. Lamorie, Notary Public,

personally appeared Constance Womack Britton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

M. Lamorie
Commission # 2068838
Notary Public - California
Los Angeles County
My Comm. Expires Dec 25, 2017

PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE _____

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty Deed

Document Date: NOV 9, 2017 Number of Pages: 2

Signer(s) Other than Named Above: N/A