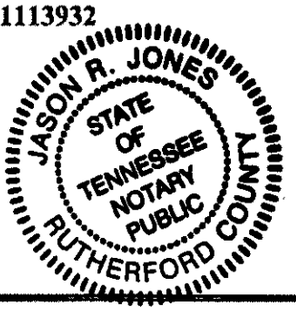
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171113932**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,900.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2017. Notary Public My Commission Expires: 12/1/2020

WARRANTY DEED

Address New Owner: Dustin C. Davis 476 High Point Terrace Brentwood TN 37027-8841	Send Tax Bills To: Franklin American Mortgage Co. 6100 Tower Circle Ste. 600 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 181-10-0D-025.00 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, **Zachary Lomas and Brooke Lomas, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin C. Davis and Alison Ford Davis, 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. 25 on the Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument Number 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zachary Lomas and Brooke Lomas, husband and wife by Warranty Deed from Jackson Valley Land Partners, LLC, a Tennessee limited liability company, recorded on the 23rd day of September, 2015 in Instrument No. 20150923-0096760, 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 of FINAL PLAT FOR JACKSON VALLEY SUBDIVISION, SECTION TWO, as recorded in Instrument No. 20071012-0121332.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070322-0035003, amended at Instrument No. 20110713-0053717.

Charter of Jackson Valley Homeowners Association, Inc. recorded at Instrument No. 20051007-0121055.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055724.

Bill Garrett Davidson County
Batch# 35871 DEEDWARR
12/11/2017 01:47:47 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63
20171211-0126057

This is improved property located at 476 High Point Terrace Brentwood TN 37027-8841

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 8th day of December, 2017.

Zachary Lomas

Brooke Lomas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Lomas and Brooke Lomas, 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 8th day of December, 2017.

Notary Public
My Commission Expires: 01/17/21

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