THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171113948

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2017.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett
Batch# 36590
12/13/2017 09:22:53 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20171213-0126879

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Booker 336 Upper Mill Drive Antioch TN 37013-4552	new owner	Tax Parcel ID No. 173-15-0A-083.00 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, **Lincoln M. Gwinn, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Anzelmo, unmarried, and Emily Carlin, unmarried, and Brandon Booker, unmarried, as Tenants in Common with Rights of Survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 83, on the Plan of Mill Run Subdivision, Phase 1-A, of record in Instrument 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lincoln M. Gwinn, an unmarried man by Warranty Deed from Steven Van Wittmann and wife, Elizabeth Christine Wittmann, recorded on the 25th day of April, 2005 in Instrument No. 20050425-0045534, 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.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 MILL RUN SUBDIVISION, PHASE 1-A, as recorded in Instrument No. 20010608-0060668.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 11675, Page 472, Book 11675, Page 497, Instrument Nos. 20000215-0015152, 20020701-0079016 and 20021121-0144876.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-BR-17-336

Easement for Transmission Lines, recorded in Book 3933, Page 359.

Easement for Sewer Line, recorded in Book 10448, Page 188.

Easement for Sewers/Storm Drainage, Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20111117-0089838.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

Easement for Fence of record in Instrument No. 20171128-0121050.

Conveyance for open space recorded at Instrument No. 20011219-0139981.

Landscape Agreement recorded at Instrument No. 20010405-0033587.

Agreement for conservation greenway recorded at Instrument No. 20011024-0116286.

This is improved property located at 336 Upper Mill Drive Antioch 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 1st day of December, 2017.

Lincoln M. Gwinn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lincoln M. Gwinn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2017.

Notary Public
My Commission Expires: 01/17/21

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