THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171114156**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $313,500.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2017. Notary Public My Commission Expires: 3/20/18

Bill Garrett Davidson County
Batch# 38706 DEEDWARR
12/18/2017 10:50:59 AM 2 pgs
Fees: $13.00 Taxes: $1,159.95
20171218-0128545

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura M. Machado 8225 Tapoco Lane Brentwood TN 37027	Franklin American 4100 Tower Cr #600 Franklin TN 37067	Tax Parcel ID No. 181-03-0A-321.00-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, **Kerren E. Barker and Samuel A. Barker, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Laura M. Machado, an unmarried woman**, ("Grantee"), her 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. 179 on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Plat at Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. # and Instrument # 20070612-0070193

Being the same property conveyed to Kerren E. Barker and Samuel A. Barker, wife and husband by Warranty deed from Robert Taeidkashani, unmarried of record in Instrument No. 20120802-0068622 Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on August 02, 2012.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070720-0086788, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 391 Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 Instrument No. 20070606-0067791 and Instrument No. 20160809-0082902, Register's Office for Davidson County, Tennessee, but

omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 11033, Page 509, as amended in Instrument No. 20000727-0074153, in the Register's Office for Davidson County, Tennessee.

Charter for Indian Creek Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.

Easement for Cemetery of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument Number 20000802-0076584, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument Number 20130516-0049304, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8225 Tapoco Lane Brentwood TN 37027

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 15th day of December, 2017.

Kerren E. Barker

Samuel A. Barker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kerren E. Barker and Samuel A. Barker, 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 15th day of December, 2017.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018