THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114249** Bill Garrett Davidson County Batch# 41976 DEEDWARR 12/28/2017 08:53:15 AM 2 pgs Fees: $13.00 Taxes: $1,572.50 20171228-0131668	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Micah A. Hatch 902 B Youngs Ln. Nashville TN 37207-4838	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 070-00-105.00 (out of)

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, **Malcolm A. Lockridge and Angela Y. Swinger-Lockridge husband and wife, and Michael Barnes** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micah A. Hatch**, ("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 Unit 902B, RIVERFRONT ESTATES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170316-0025831, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Owen W. Ferguson to Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge, as recorded on the 25th day of January, 2016 in Instrument No. 20160125-0006701; Quitclaim Deed from Robbie Y. Ferguson to Owen William Ferguson, as recorded on the 21st day of June, 1983 in Deed Book 6079, Page 331 and Warranty Deed from J. A. Dreisbach, unmarried to Owen William Ferguson and wife, Robbie Y. Ferguson, as recorded on the 29th day of October, 1975 in Deed Book 4966, Page 96, 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 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20170324-0028915 and Book 332, Page 46.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170316-0025831.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20160202-0010025.

Easement for Grant of Transmission Line, recorded in Instrument No. 20130129-0009390.

This is improved property located at 902 B Youngs Ln. Nashville TN 37207-4838

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 21st day of December, 2017.

Malcolm A. Lockridge

Angela Y. Swinger-Lockridge

Michael Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Malcolm A. Lockridge, Angela Y. Swinger-Lockridge and Michael Barnes, 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 21st day of December, 2017.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public