THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171214462** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Affiant Subscribed and sworn to before me, this 11th day of January, 2018. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Ford and Molly Ford 1025 Saint Andrews Place Nashville TN 37204	New Owner	Tax Parcel ID No. 132-01-0A-006.00-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, **Carolyn L. Greene, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Ford and Molly Ford, 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. 6 on the Plan of St. Andrews Place of record in Plat Book 6250, Page 909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn L. Greene, an unmarried woman by Warranty deed from Donald Wayne McKenney of record in Book 8615, page 392, Register's Office for Davidson County, Tennessee, dated April 29, 1992 and recorded on May 01, 1992.

Clay L. Livingston joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Carolyn L. Greene.

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 in Plat Book 6250, Page 909, 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 6856, Page 843 amended in Book 7085 Page 528, 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.

Bill Garrett Davidson County
Batch# 47899 DEEDWARR
01/17/2018 09:07:57 AM 2 pgs
Fees: $13.00 Taxes: $2,031.30

St. Andrews Place Leasing Rules of record in Instrument Number 20120531-0047004, in the Register's Office for Davidson County, Tennessee.
St. Andrews Place Parking Rules of record in Instrument Number 20120531-0047005, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 6658, Page 135, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of St. Andrews Place Homeowner Association, Inc., of record at Instrument No. Book 6882 Page 474 and in Book 8627 Page 139, in the Davidson County Register's Office.
Storm Water Detention Agreement of record in Book 6737, Page 867, in the Register's Office for Davidson County, Tennessee.
Water Line Easement of record in Book 1141, Page 378 in the Register's Office for Davidson County, Tennessee.
Gas Line Easement of record in Book 1845, Page 460, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record as Instrument No. 20061127-0145857, in the Register's Office for Davidson County, Tennessee.
Deed for an Easement for Ingress and Egress of record in Book 7342, Page 549, in the Register's Office for Davidson County, Tennessee.
Easement to Nashville & Davidson Department of Water and Sewerage Services of record in Book 7175, Page 840 and 7175, Page 854, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1025 Saint Andrews Place Nashville TN 37204

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, Grantors have executed this instrument on this 11th day of January, 2018.

Carolyn L. Greene

Clay L. Livingston

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn L. Greene and Clay L. Livingston, 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 11th day of January, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018