THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214289**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 11th day of January, 2018. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2018

WARRANTY DEED

Address New Owner: Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal 4914 Roselawn Circle Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163070A14500CO

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, **Jessica C. Coleman, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal, wife and husband**, ("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 Lot 145, RIDGEVIEW UDO, PHASE ONE, as shown on plat of record in Instrument No. 20080603-0056596, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company to Jessica C. Coleman, an unmarried person, as recorded on the 27th day of March, 2017 in Instrument No. 20170327-0029817 and further conveyed by Correction Deed of record in Instrument No. 20171227-0131246, in the Register's Office of Davidson County, Tennessee; part of Warranty Deed from AF PB2, LLC, a Tennessee limited liability company to Parkside Builders, LLC, a Tennessee limited liability company, as recorded on the 31st day of August, 2016 in Instrument No. 20160831-0091534 and being further conveyed by Correction Deed of record in Instrument No. 20171227-0131245, in the Register's Office of Davidson County, Tennessee; and part of Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation to AF PB2, LLC, a Tennessee limited liability company, as recorded on the 2nd day of July, 2013 in Instrument No. 20130702-0068072, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIDGEVIEW UDO, PHASE ONE, as recorded in Instrument No. 20080603-0056596 (Voids recorded at Instrument No. 20080312-0025065).

Bill Garrett Davidson County
Batch# 48573 DEEDWARR
01/18/2018 09:15:05 AM 2 pgs
Fees: $13.00 Taxes: $666.00

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20080512-0048644, 20120619-0053771 and 20140825-0077255.

Easement for Private Stormwater Management Facilities, recorded in Instrument Nos. 20081120-0114320, 20081120-0114360 and 20090922-0088019.

Easement to Comcast, recorded in Instrument No. 20090316-0023090.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8757, Page 832, Book 6764, Page 706, Book 6803, Page 705 and Book 8526, Page 362.

Reciprocal Easement Agreement with Restrictions, recorded in Instrument No. 20081203-0117279.

Stormwater Detention Agreement recorded at Instrument No. 20060809-0097641. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded Instrument No. 20170202-0011253.

This is improved property located at 1817 WILD OAKS CT Antioch, TN 37013-2287.

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 10 day of January, 2018.

Jessica C. Coleman

STATE OF Texas)
COUNTY OF Dallas)

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

Witness my hand, at office, this ~~11th~~ 10th day of January, 2018.

Notary Public

My Commission Expires: 02/16/2020

BRIANNA MCCOLLEY · ID #12054134 · NOTARY PUBLIC · STATE OF TEXAS · EXPIRES 2-16-2020