Bill Garrett Davidson County
Batch# 60009 DEEDWARR
02/16/2018 03:11:23 PM 2 pgs
Fees: $13.00 Taxes: $1,130.35
20180216-0015435

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180124642**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this 13th day of February, 2018. Notary Public My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

Address New Owner: Michael Gordon Reid, III and Leigh Ann Elizabeth Rush 7600 Oakfield Way Brentwood TN 37027	Send Tax Bills To: US BANK NAT'L ASSOC 7601 PENN AVE S. STE 1 RICHFIELD, MN 55423	Tax Information: Tax Parcel ID No. 181-10-0A-248.00-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, **Monica Weithofer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Gordon Reid, II, a single man and Leigh Ann Elizabeth Rush, a single woman, as joint tenants with right of survivorship**, ("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. 801 on the Plan of Final Plat of Autumn Oaks Subdivision, Phase Eight of record in Plat at Instrument No. 20050906-0106510, 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 Monica Weithofer by Quitclaim deed from Justin Weithofer of record in Instrument No. 20170814-0083128 Register's Office for Davidson County, Tennessee, dated August 14, 2017 and recorded on August 14, 2017.

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 at Instrument No. 20050906-0106510, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 786, and Book 9700, Page(s) 913 and 914, 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 Instrument Number 20010912-0099443, Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, Instrument No. 20101206-0096935 , 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

Charter of Autumn Oaks HOA of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.

Easements for Sanitary sewers/storm drainage of record in Book 9343, Page 196, Book 9343, page 199 and Book 11217, page 79, in the Register's Office for Davidson County, Tennessee.

One-fourth of an acre reserved for graveyard with rights of ingress and egress of record in Book 261, Page 284 and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement to Gulf Interstate Gas Company of record in Book 2245, Page 271, as partially released in Book 6968, page 25, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement to Cemetary of record in Book 7515, Page 298 and Book 9343, page 196 and page 199, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee.

Subject to United Telephone Company of record in Instrument Number 20020826-0103047 and Instrument No. 20020918-0113710, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7600 Oakfield Way 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 12 day of February, 2018.

Monica Weithofer

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Monica Weithofer, 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 12 day of February, 2018.

Notary Public

My Commission Expires:

NATHANIEL T. JAMES
NOTARY PUBLIC OF NORTH CAROLINA
WAKE COUNTY
MY COMMISSION EXPIRES 12/9/2019