THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180114790

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $237,000.00.

Mattie A Bostic
Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 60380 DEEDWARR
02/20/2018 01:50:05 PM 2 pgs
Fees: $13.00 Taxes: $876.90
20180220-0016012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mattie A. Bostic 5025 Sunshine Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 176-05-0-059.00

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, **John R. Pletincks, III and Andrea L. Pletincks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mattie A. Bostic , a single woman**, ("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 No. 21 on the Plan of Final Plat, Hickory Woods, Section B of record in Plat Book 6900, Page 512, 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 John R. Pletincks, III and Andrea L. Pletincks, husband and wife by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20050609-0065872 Register's Office for Davidson County, Tennessee, dated June 06, 2005 and recorded on June 09, 2005. (Value of consideration shown in aforementioned deed $155,000.00.)

Being also known as 5025 Sunshine Drive Antioch, Tennessee 37013.

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 6900, Page 512, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7422, Page 304; 7857, Page 94, Book 7876, Page 75; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187; Book 9764, Page 44; and Instrument No. 20011015-0111957, 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.

Supplemental Declaration to Declaration of Charter, Easements, Covenants, and Restrictions of record in Book 7857, Page 87; Book 7876, Page 67; Book 9680, Page 319; Book 9786, Page 293; Instrument No. 200012070120450; Instrument No. 200106140062709; Instrument No. 200106140062710; and Instrument No. 200310100150800 , in the Register's Office for Davidson County, Tennessee.

By-Laws of Hickory Woods Homeowners Association, Inc. of record in Book 7932, Page 648, Register's Office for Davidson, County, Tennessee.

Easement of record in Book 8169, Page 571; Book 8169, Page 579; and Book 9632, Page 973 in the Register's Office for Davidson County, Tennessee.

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 16th day of February, 2018.

John R. Pletincks, III

Andrea L. Pletincks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Pletincks, III and Andrea L. Pletincks, 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 16th day of February, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020