WARRANTY DEED

Bill Garrett Davidson County
Batch# 75552 DEEDWARR
04/02/2018 02:43:35 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180402-0030569

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 8/17/19

(AFFIX SEAL)

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsey Werner	New Owner	135-12-0-E/265.00
(NAME)	(NAME)	
2720 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ethan S. Hansen,** an unmarried man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chelsey Werner, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 265 Phase Two Nashboro Village at Fairway Pointe, Tract 21, as shown on plat of record in Plat book 4660, page 159 and as shown on amended to the restrictions of record in Instrument No. 20050222-0018814 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ethan S. Hansen, a single man by deed from Ervin J. Mann, a widower dated March 20, 2015 and filed for record March 24, 2015 as Instrument No. 20150324-0025234 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record 4660, page 159 and amended in Instrument No. 20050222-0018814 in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Book 11703, page 520, Instrument NO. 20000316-0027171, Instrument No. 20010322-0027768, Instrument No. 20050222-0018813, Instrument No. 20050222-0018814 and Instrument No. 20031118-0168332 all in the Register's Office for Davidson County, Tennessee.

Subject to Easement to Nashville Electric Service of record in Book 4821, page 109, Register's Office for Davidson County, Tennessee.

Subject to Overhead Line Easement of record in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

Subject to Sewer Line Easement of record in book 7225, page 239, book 870, page 887 and Book 8870, page 932, Register's Office for Davidson County, Tennessee.

Subject to Fort Foot easement to NES of record in Book 4650, page 159 and a Thirty Foot Easement to NES of record in Book 11594, page 298, Register's Office for Davidson county, Tennessee.

Subject to Charter for Homeowners Association of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Subject to License to use Fitness Center and Swimming pools of record in Instrument NO. 20020507-0056329, Register's Office for

Davidson County, Tennessee.

Subject to Lease for Web Service Company of record in Book 106900, page 327, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 2720 Nashboro Blvd, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 27th day of March, 2018.

Ethan S. Hansen

State of Tennessee
County of Davidson

Personally appeared before me Ethan S. Hansen, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2018.

Notary Public
My Commission Expires: 10-20

File No.: 201803019

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY