THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315279

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $120,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 76104 DEEDWARR
04/04/2018 08:41:43 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180404-0031420

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Bradley Betts 2929 Selena Drive #106 Nashville TN 37211	New Owner 6163 Culbertson Rd Antioch, TN 37013	Tax Parcel ID No. 119140A10600CO

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, **Matt Little and Emily Little, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Bradley Betts and Tiera Faith Betts, 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 Unit 106, Kingswood Condominiums, recorded in Plat Book 5200, Page 520, as established under Master Deed of record in Book 6058, Page 320, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Matthew B. Little and Emily J. Little, husband and wife by Warranty Deed from Heather Hankins and James Hankins, recorded on the 8th day of August, 2006 in Instrument No. 20060808-0097515, 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 KINGSWOOD CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 520 and Plat Book 5200, Page 233 as corrected in Book 5565, Page 424.

Covenants, Conditions and Restrictions as recorded in Book 909, Page 48, Book 919, Page 393, Book 919, Page 628, Book 928, Page 752, Book 946, Page 252, Book 1001, Page 539, Book 1579, Page 387 and Book 1581, Page 55.

Terms and provisions of by-Laws recorded in Book 5552, Page 774, amended in Book 6058, Page 359.

Charter recorded in Book 6092, Page 579.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing KINGSWOOD Condominium of record in Book 5552, Page 732, as amended by instrument(s) of record in Book 6058, Page 320; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 11362, Page 523.

Easement recorded in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 322.

This is improved property located at 2929 Selena Drive #106 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 30th day of March, 2018.

Matt Little

Emily Little

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Little and Emily Little, 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 30th day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018