THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415943** Bill Garrett Davidson County Batch# 87456 **DEEDWARR** 05/02/2018 11:24:57 AM 2 pgs Fees: $13.00 Taxes: $5,272.50 20180502-0041702	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff Gardner and Christy Gardner 1113 Radnor Glen Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-02-0-080.00

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, **Burton A. Nowers and Lisa A. Nowers, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeff Gardner and Christy Gardner, 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 Lot(s) 32, as shown on the map entitled High Ridge Subdivision Phase One, of record in Plat Book 11700, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BURTON A. NOWERS and wife, LISA A. NOWERS, by deed from HIGH RIDGE, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20020530-0065827, dated May 29, 2002, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 159-02-0-080.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 11700, page 57, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11741, page 713, amended in Instrument No. 20040624-0075401, said Register's Office.

Easements, annual assessments and special assessments for capital improvements as contained in Declaration of record in Book 11741, page 713, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010109-0002596, said Register's Office.

This is improved property located at 1113 Radnor Glen Drive 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 30th day of April, 2018.

Burton A. Nowers

Lisa A. Nowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Burton A. Nowers and Lisa A. Nowers, 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 April, 2018.

Notary Public

My Commission Expires: _____

