THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180415719**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2018. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 94642 DEEDWARR
05/21/2018 10:15:12 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180521-0048279

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Judy B Travis 107 Hearthstone Manor Circle Brentwood TN 37027	New Owner	Tax Parcel ID No. 160150A03600CO

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, **Rhonda S. Vessell, as Trustee, of the Cardinal Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judy B Travis , a single woman**, ("Grantee"), her 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 No. 36, on the Condominium Site Plan, Phase III, Hearthstone Manor, a Planned Unit Development, of record in Book 6250, Page 493, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda S. Vessell, Trustee of the Cardinal Trust by Quitclaim deed from Rhonda S. Vessell and husband, Jerry Vessel of record in Instrument No. 20151022-0107507 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 22, 2015.

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 6250, Page 493, 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 Book 6424, Page 839, Book 6582, Page 154, Book 6600, Page 03, Book 6884, Page 251, Book 6916, Page 230, Book 7393, Page 749, Book 7398, Page 907, Book 7403, Page 563, Book 11404, Page 149, Book 11749, Page 481, and Instrument No. 20060510-0054690, 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 for Hearthstone Manor Homeowners Association of record in Book 6437, Page 852, Book 7697, Page 16, and Book 7769, Page 494, Register's Office for Davidson County, Tennessee.

By-Laws for Hearthstone Manor Homeowners Association of record in Book 7403, Page 568, and Instrument No. 20080624-0064983, Register's Office for Davidson County, Tennessee.

Common area deeds of record in Book 6499, Page 739, and Book 6582, Page 158, aforesaid Register's Office.

This is improved property located at 107 Hearthstone Manor Circle 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 18th day of May, 2018.

Rhonda S. Vessell as Trustee, of the Cardinal Trust

BY: R. S. Vessell, Trustee
Rhonda S. Vessell, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rhonda S. Vessell, as Trustee of the Cardinal Trust,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the same as their free act and deed.

WITNESS my hand, at office, this 18th day of May, 2018

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021