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

CRT File No. 180516144

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $170,900.00.

Anne Marie Angel
Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public
My Commission Expires: 7-26-21

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett
Batch# 100652
06/05/2018 11:54:03 AM
Fees: $13.00 Taxes: $632.33

Davidson County
DEEDWARR
2 pgs

20180605-0053719

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Mizgata 4162 Saddlecreek Way Antioch TN 37013	~~New Owner~~ First Community Mtg. 202 Robert Rose Dr., Ste 101 Murfreesboro, TN 37129	Tax Parcel ID No. 175-02-0B-166.00 CO

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, **Tommy Couch and Yanxia Couch, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Susan Mizgata**, ("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. 2401, on the Horizontal Property Regime for Old Hickory Commons, Section Two and Three, as recorded in the Master Deed of record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759 and in Instrument No. 20140207-0011094, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to YANXIA COUCH, by deed from WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, of record in Instrument No. 20170613-0059155, dated June 1, 2017, said Register's Office.

YANXIA COUCH conveyed her interest to TOMMY COUCH and YANXIA COUCH, husband and wife, by quitclaim deed of record in Instrument No. 20170613-0059162, dated June 12, 2017, 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. 175-02-0B-166.00 CO.

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 as Instrument No. 20081016-0104151, said Register's Office.

Easements of record in Book 2344, page 432, Book 2346, page 378, Book 4425, page 535, Book 4425, page 582, and Book 11124, page 716, said Register's Office.

Pipe Line Easement of record in Book 3570, page 11, and Book 3571, page 599, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060307-0026092, said Register's Office.

Easement granted unto the Tennessee Telephone Company of record as Instrument Nos. 20080709-0070604 and 20081121-0114642, said Register's Office.

Reservations and Rights granted unto the Metropolitan Government of Nashville and Davidson County as set out in the Warranty Deed of record as Instrument No. 2010030-0016291, 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 as Instrument No s . 20070920-0112646, 20071213-0143334, 20080317-0026338, 20080710-0071087, 20101222-0101832 and Instrument No. 20140207-0011094, said Register's Office.

Master Deed of record as Instrument No. 20130322-0028759, as amended as Instrument No. 20140207-0011094, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130102, said Register's Office.

This is improved property located at 4162 Saddlecreek Way Antioch TN 37013

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 31st day of May, 2018.

Tommy Couch

Yanxia Couch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tommy Couch and Yanxia Couch, 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 31st day of May, 2018.

Notary Public

My Commission Expires: _____

EXPIRES
10, 2018