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

CRT File No. 180415899

Bill Garrett Davidson County
Batch# 103136 **DEEDWARR**
06/11/2018 02:50:55 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20180611-0055965

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Dondale Reid, Jr. and Terri Ellen Reid 812 Pisgah Park Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-16-0B-008.00 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, **Robert B. Innes and wife, Sharon M. Innes** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Charles Dondale Reid, Jr. and Terri Ellen Reid, husband and wife**, ("Grantees"), its 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 No. 8, Revision One, Section One, Brentwood Chase, as shown by plat appearing in Plat Book 9700, Page 936 through 941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert B. Innes and wife, Sharon M. Innes by Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, recorded on the 26th day of December, 2002 in Instrument No. 20021226-0158523, 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 recorded in Plat Book 9700, Page(s) 850 thru 855, revised in Plat Book 9700, Page 936 thru 941.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11288, Page 52; Instrument Nos. 20000531-0053798; 20000831-0086366 and 20150109-0002674.

Charter of Brentwood Chase Community Association, Inc. recorded at Instrument No. 20000524-0051842.

Easement for Water Mains and Appurtenances, recorded in Book 8371, Page 320.

Easement for Drainage, recorded in Book 7902, Page 389.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

This is improved property located at 812 Pisgah Park 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 8th day of June, 2018.

Robert B. Innes

Robert B. Innes

Sharon M. Innes

Sharon M. Innes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert B. Innes and Sharon M. Innes, 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 8th day of June, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018