Bill Garrett Davidson County
Batch# 110293 DEEDWARR
06/28/2018 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20180628-0062781

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516313** J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $342,500.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2018. Notary Public My Commission Expires: NOV 0 8 2021

WARRANTY DEED

Address New Owner: Trevor Lucas and Amanda Lucas 6864 Scarlet Ridge Brentwood TN 37027	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 181-10-0A-066.00 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, **James R. Blair and Deborah J. Blair, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trevor Lucas and Amanda Lucas, 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:

Being Lot Number 227 on the Plan of First Revision, Final Plat, Phase Two, Autumn Oaks of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Blair and wife, Deborah J. Blair by Warranty Deed from Jeffrey Dahl and wife, Ashley Dahl, recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0105483, 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 FIRST REVISION, FINAL PLAT, PHASE TWO, AUTUMN OAKS, as recorded in Plat Book 11700, Page(s) 54 & 55, revised in Book 11700, Page 64 & 65 and Boundary Plat Book 6900, Page 786.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010912-0099443; Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935.

Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.

Notice of Acceptance of Public Infrastructure recorded at Instrument No. 20101207-0097305.

This is improved property located at 6864 Scarlet Ridge 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, 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 26th day of June, 2018.

James R. Blair

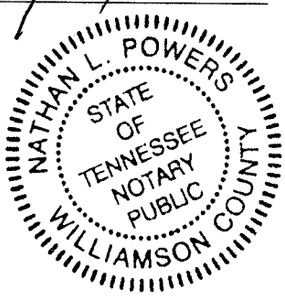
Deborah J. Blair

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Blair and Deborah J. Blair, 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 26th day of June, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

