Bill Garrett Davidson County
Batch# 110462 DEEDWARR
06/29/2018 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20180629-0063023

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180516386**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2018. Notary Public My Commission Expires: 3·10·19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Michael T. Brown and Kristi L. Brown 1204 Pineview Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-03-0A-037.00-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, **Michael E. Kelley and Jennifer L. Kelley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Brown and Kristi Brown, 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 No. 37 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page (s) 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Kelley and Jennifer L. Kelley, husband and wife by Warranty deed from David R. Darst, married of record in Instrument No. 20140930-0090125 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 30, 2014.

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 6900, Page (s) 498 and 499, Register's Office for Davidson County, Tennessee.

Subject to all matters on boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodlands with By-Laws of Woodlands Homeowners' Association appended thereto, of record in Book 7334, Page 109 and amended in Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, and Book 8634, Page 224, as re-recorded in Book 8643, Page 675, 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 the Woodlands Homeowners Association, Inc., of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.
Dedication of the Common Area of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 8541, Page 225; Book 8541, Page 230 and Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee.
Easement for Water Main of record in Book 8541, Page 241, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Book 8541, Page 247, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1204 Pineview Lane Nashville TN 37211

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, Grantors have executed this instrument on this 22nd day of June, 2018.

Michael E. Kelley

Jennifer L. Kelley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael E. Kelley and Jennifer L. Kelley, 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 22nd day of June, 2018.

Notary Public
My Commission Expires: _____

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

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)

