THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415945** Bill Garrett Davidson County Batch# 111062 DEEDWARR 06/29/2018 02:52:30 PM 3 pgs Fees: $18.00 Taxes: $1,054.13 20180629-0063318	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $284,900.00. D. Shea M Affiant Subscribed and sworn to before me, this 27th day of June, 2018. Melody M Jenkins Notary Public My Commission Expires: January 3, 2022 MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES JANUARY 3, 2022

WARRANTY DEED

Address New Owner: Jordan M. Williams 4917 Alexis Drive Antioch TN 37013	Send Tax Bills To: FranklinAmerican Mtg Company 6100 Tower Circle, Suite 600 Franklin, Tennessee 37067	Tax Information: Tax Parcel ID No. 173-04-0A-152.00 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, **Trent James Schmidt and Kristin Erin Schmidt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan M. Williams and Ashley E. Williams, 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. 152 of Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Page 432-435, 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 Trent James Schmidt and Kristin Erin Schmidt by Warranty Deed from John Reding and Rochelle Reding, recorded on the 7th day of November, 2007 in Instrument No. 20071107-0131383, 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 SUBDIVISION FOR PHASE 1 OF OAK HIGHLANDS, as recorded in Plat Book 6900, Page(s) 432-435 and Boundary Plat recorded in Plat Book 6900, Page 431.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7350, Page 24; Book 7367, Page 587; Book 8765, Page 77; Instrument No. 20000428-0042354; Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131.

Terms and provisions of by-Laws recorded in Book 8765, Page 90.

Charter of Homeowners Association recorded in Book 7337, Page 529; Book 8765, Page 100 and Instrument No. 20070807-0093758.

Easement for Sewer/Storm Drainage, recorded in Instrument No. 20001002-0097139.

Conveyance for Common Area recorded in Book 7473, Page 697.

This is improved property located at 4917 Alexis Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 27th day of June, 2018.

Trent James Schmidt

Kristin Erin Schmidt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trent James Schmidt and Kristin Erin Schmidt, 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 27th day of June, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

