(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Name and Address of New Owner:
Caden Anderson and Rachel Anderson
8153 Boone Trace
Nashville, TN 37221

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18050674

Map and Parcel: 126 15 0B 327.00

Bill Garrett Davidson County
Batch# 111396 **DEEDWARR**
07/02/2018 11:09:19 AM 2 pgs
Fees: $13.00 Taxes: $956.45

20180702-0063802

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua M. Garner and Jennifer Garner f/k/a Jennifer Yuchnitz, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caden Anderson and Rachel Anderson, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 51, Section Four, Lexington Point Subdivision, according to survey and plat of same appearing of record in Instrument Number 20020116-0006343, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Joshua M. Garner, an unmarried man, and Jennifer Yuchnitz, an unmarried woman, by Warranty Deed filed for record on May 7, 2013 in Instrument Number 20130507-0045940, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Lexington Point of record in Instrument Number 20001018-0103445 and as supplemented to annex Sections 3 & 4 in Instrument Number 20020219-0021061, Registers Office for Davidson County, Tennessee; Amendment to ByLaws of Lexington Point HOA of record in Instrument Number 20150220-0014706; All matters of subdivision plat including but not limited to any charter right of way of railroad as set forth per Instrument Number 20020116-0006343; Stormwater Detention Agreement of record in Instrument Number 20020729-0090372; Permanent Drainage Easement of record in Instrument Number 20020729-0090373; HOA Charter of record in Instrument Number 20001020-0104424; Quitclaim Deed to HOA for common areas of record in Instrument Number 20150123-0006862; All matters including but not limited to an easement for ingress and egress set out in Book 11669, page 837, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 8153 Boone Trace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 29th day of June, 2018.

Joshua M. Garner

Jennifer Garner

State of Tennessee

County of Rutherford

Personally appeared before me, Joshua M Garner and Jennifer Garner with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of June, 2018.

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $258,500.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of June, 2018.

ELIZABETH HARLAND WILLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

Notary Public
My Commission Expires: 1-30-22