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

CRT File No. 180616693

Bill Garrett Davidson County
Batch# 122600 DEEDWARR
07/31/2018 10:50:47 AM 2 pgs
Fees: $13.00 Taxes: $1,572.13

20180731-0074545

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $424,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca E. Sweeney and Jeffrey A. Sweeney 6273 Palomar Court Nashville TN 37211	New Owner	Tax Parcel ID No. 172-10-0B-049.00 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, **William R. Word and wife, Mary Word,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca E. Sweeney and Jeffrey A. Sweeney, wife and husband**, ("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. 49 on the Plan of Christiansted Valley, Phase Two, Revision One, of record in Instrument No. 20010209-0012854, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William R. Word and wife, Mary Word by Warranty Deed from Pete W. Harris d/b/a Harris Homes, recorded on the 29th day of October, 2001 in Instrument No. 20011029-0117677, 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 CHRISTIANSTED VALLEY, PHASE TWO, as recorded in Instrument No. 20010111-0003575, revised at Instrument No. 20010209-0012854.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 19991221-0305559, 20000728-0074515, 20070206-0015266 and 20170602-0055138.

Charter of Homeowners Association recorded at Instrument No. 19991221-0305561.

Easement for Stormwater Detention, recorded in Book 11628, Page 8 and Instrument No. 20000414-0037730.

Conveyance for Open Space recorded at Instrument No. 20050516-0054926

This is improved property located at 6273 Palomar Court Nashville TN 37211

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, 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 27th day of July, 2018.

William R. Word

Mary Word

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William R. Word and Mary Word, 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 July, 2018.

Notary Public
My Commission Expires: _____

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