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

CRT File No. 180616569

Bill Garrett Davidson County
Batch# 123584 **DEEDWARR**
08/01/2018 03:43:19 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20180801-0075440

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $296,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2018.

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Francis M. Taylor 5100 Ander Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-10-0E-089.00

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, **English Elliott, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francis M. Taylor , unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Marie

Land in Davidson County, Tennessee, being Lot No. 89 on the Plat of Phase One, Section Two High Point of record in Plat at Instrument No. 20110620-0047097, 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 English Elliott, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160104-0000467 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on January 04, 2016.

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 at Instrument No. 20110620-0047097, 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 High Point with By-Laws appended thereto, of record in Instrument Number 20110603-0042709 as amended by Instrument No. 20120119-0005431and amended Instrument No. 20170811-0082700, 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 of High Point HOA of record in Instrument Number 20100113-003233, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Subject to a Non-Exclusive Easement crossing a portion of Highpoint Investors, LLC, property shown in vesting Deed of record in Instrument Number 20080214-0014939, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20090309-0020470, in the Register's Office for Davidson County, Tennessee.

Easements for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument Number 20090309-0020488 and Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee.

Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record in Instrument Number 20090805-0073466, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027748, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5100 Ander Drive 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, 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 30th day of July, 2018.

English Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, English Elliott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC