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

CRT File No. 180817258

Bill Garrett Davidson County
Batch# 132507 **DEEDWARR**
08/24/2018 09:15:08 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180824-0083972

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2018.

Notary Public

My Commission Expires: 11/8/21

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Sean Browne 8137 Boone Trace Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0B-317.00CO

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, **Caleb B. Hedges, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Browne**, ("Grantees"), its 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. 45 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, 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 Caleb B. Hedges, an unmarried man by Warranty Deed from Rachel Wall, unmarried, recorded on the 29th day of October, 2013 in Instrument No. 20131029-0112295, in the Register's Office of Davidson County, Tennessee.

Caleb B. Hedges and Caleb Benjamin Hedges are one in the same.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, LEXINGTON POINT SUBDIVISION, as recorded in Instrument No. 20020116-0006343.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20001018-0103445; 20010522-0052909; 20020214-0019754 and 20020219-0021061.

Terms and provisions of by-Laws recorded in Instrument No. 20150220-0014706.

Charter of Lexington Point Homeowners Association recorded at Instrument No. 20001020-0104424.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020729-0090372.

This is improved property located at 8137 Boone Trace Nashville TN 37221

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 20th day of August, 2018.

Caleb B. Hedges by Jason Scott Hedges, Attorney in Fact
Caleb B. Hedges
By: Jason Scott Hedges, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Scott Hedges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Caleb B. Hedges and that he is authorized by Caleb B. Hedges to execute this instrument on his behalf.

WITNESS my hand, at office, this 20th day of August 2018

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018