Bill Garrett Davidson County
Batch# 132709 DEEDWARR
08/24/2018 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,029.55
20180824-0084270

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

CRT File No. 180817260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,255.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2018.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel P. Wornell and Kristen Kayla Wornell 5116 Ander Drive Brentwood TN 37072	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	Tax Parcel ID No. 181 10 0E 082.00 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, **Alexandra L. Henry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel P. Wornell and Kristen Kayla Wornell, husband and wife**, ("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. 82 on the plan of High Point, Phase 1, Section 2, of record as Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Scott Riley, unmarried to Alexandra L. Henry, unmarried as recorded on the 17th day of January, 2013 in Instrument No. 20130117-0005816 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Scott Riley, an unmarried man and Alexandra L. Henry, an unmarried woman as recorded on the 3rd day of August, 2012 in Instrument No. 20120803-0069129, 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.

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 HIGH POINT, PHASE 1, SECTION 2, as recorded in Instrument No. 20110620-0047097.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20110603-0042709 and 20120119-0005431.

Charter of High Point Homeowners Association, Inc. recorded at Instrument No. 20100113-0003233.

Easement for Non Exclusive - Crossing Portion of Highpoint Investors, LLC, recorded in Instrument No. 20080214-0014939.

Easement for Detention/Water Quality Pongs, Water Quality Unit, Storm Drainage, recorded in Instrument Nos. 20090309-0020488 and 20090309-0020517.

Easement for Comcast, recorded in Instrument No. 20090714-0065912.

Easement for Sewers & Water Lines, recorded in Instrument No. 20110411-0027742 XXXXX

20110411-0027742

Inspection & Maintenance Agreement for Private Stormwater Facility as set forth in instrument recorded in Instrument No. 20090309-0020470.

This is improved property located at 5116 Ander Drive Brentwood TN 37072

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 17th day of August, 2018.

Alexandra L. Henry By: Will Chapman, Attorney in Fact

Alexandra L. Henry
By: Will Chapman, 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, Will Chapman, 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 Alexandra L. Henry and that he is authorized by Alexandra L. Henry to execute this instrument on his behalf.

WITNESS my hand, at office, this 17th day of August 2018.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the 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..

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY