STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. 18-2888

Bill Garrett Davidson County
Batch# 134135 DEEDWARR
08/28/2018 11:58:17 AM 2 pgs
Fees: $13.00 Taxes: $937.95
20180828-0085182

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dylan Cornette and Autumn Cornette (NAME)	Acopia Home Loans (NAME)	173-09-0A-617.00-C
2427 Alteras Drive (STREET ADDRESS)	180 Belvedere Drive, 10 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Scott T. Taube and Brittany Furse-Taube, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dylan Cornette and Autumn Cornette, 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, being Lot No. 745 on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument Number 200608240104608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott T Taube and Brittany Furse-Taube, husband and wife by Warranty Deed dated May 7, 2012 from Martha M Williams, a single person, recorded May 16, 2012, in Instrument Number 20120516-0042230, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Instrument Number 20020315-0032826, and Instrument Number 20021226-0158458, and Instrument Number 20060321-0032383, Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions in Master Deed recorded in Instrument Number 20020315-0032825, Instrument Number 20021226-0158459, Instrument Number 20060321-0032382, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Homeowner's Association of record in Instrument Number 20010412-0045831, Register's Office for Davidson County, Tennessee.

4. Easement for Sanity Sewer as recorded in Instrument Number 20010918-0100849, and Instrument Number 20010918-0100850, and Instrument Number 20010918-0100851, and Instrument Number 20010918-0100852, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement as recorded in Instrument Number 20020628-0078164, and Instrument Number 20051213-0149579, Register's Office for Davidson County, Tennessee.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2427 Alteras Drive, Nashville, TN 37211.

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 representatives, 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. Whenever 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 my/our hand(s) this 24th day of August, 2018.

Scott T. Taube

Brittany Furse-Taube

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of August, 2018, before me personally appeared Scott T. Taube and Brittany Furse-Taube, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24th day of August, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066