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

CRT File No. 180817340

Bill Garrett Davidson County
Batch# 135162 DEEDWARR
08/30/2018 10:31:17 AM 2 pgs
Fees: $13.00 Taxes: $721.13

20180830-0086025

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)

The actual consideration or value, whichever is greater, for this transfer is: $194,900.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2018.

Notary Public
My Commission Expires: 6/26/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sophie Butler 1963 Shaylin Loop Antioch TN 37013	CMG Financial 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	Tax Parcel ID No. 173050A24900

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, **Kyle Pauley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sophie Butler, unmarried,** ("Grantees"), her 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 Unit 249, Barnes Crossing, Phase One, as established under Master Deed of record in Instrument No. 20050721-0084791, re-recorded at Instrument No. 20050805-0092480 amended at Instrument Nos. 20051114-0136938 and 20071227-0147998, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Allen C. Hassall and wife, Jodie H. Hassall to Kyle Pauley, an unmarried man, as recorded on the 3rd day of October, 2016 in Instrument No. 20161003-0103698; Quitclaim Deed from Allen C. Hassall, married to Allen C. Hassall and wife, Jodie H. Hassall, as recorded on the 6th day of January, 2012 in Instrument No. 20120106-0001397 and Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to Allen C. Hassall, a single individual, as recorded on the 4th day of March, 2008 in Instrument No. 20080304-0021371, 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 Boundary Plat for BARNES CROSSING, as recorded in Instrument No. 20050128-0010427.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING of record in Instrument No. 20050721-0084791, re-recorded at

Instrument No. 20050805-0092480, as amended by instrument(s) of record in Instrument Nos. 20051114-0136938 and 20071227-0147998; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Instrument No. 20050811-0095171.

Grant of Easement recorded at Instrument No. 20131021-0109630.

This is improved property located at 1963 Shaylin Loop Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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 24th day of August, 2018.

Kyle Pauley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public
My Commission Expires: _____

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