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

CRT File No. 180717082

Karen Y Johnso Davidson County
Batch# 135742 **DEEDWARR**
09/04/2018 08:22:06 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180904-0086856

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Lillian Y. Pope
Affiant

Subscribed and sworn to before me, this 29th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lillian Y. Pope 709 Leadenhall Court Antioch TN 37013	New Owner	Tax Parcel ID No. 149-01-0B-045.00 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, **Robert Chet Carawan and Lori Love Carawan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lillian Y. Pope. married**, ("Grantee"), 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 Lot No. 292 on the Plan of P icadilly Square, Phase III, of record in Plat Book 6 250, page s 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT CHET CARAWAN AND LORI LOVE CARAWAN, HUSBAND AND WIFE, by deed from CYNTHIA K. NEWHOUSE AND BETTY SUE BIRMINGHAM, of record in Book 10515, page 165 , dated June 27, 1997 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 149-01-0B-045.00 CO.

Matters shown on the Plan of record in Plat Book 6250, pages 892, 893, and 894, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6236, page 683, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, and in Book 6300, page 409, as re-recorded in Book 6306, page 833, as further amended in Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6830, page 739, and in Book 8083, page 386, said Register's Office.

By-Laws of record in Book 6236, page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, and in Book 6300, page 431, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6186, page 238, and in Book 6251, page 616, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6355, page 322, said Register's Office.

Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

Easement for Water Mains and Appurtenances of record in Book 7883, page 280, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10435, page 902, said Register's Office.

Reservation for graveyard with rights of ingress and egress as set forth in deed of record in Book 854, page 73, said Register's Office.

This is improved property located at 709 Leadenhall Court Antioch TN 37013

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 29th day of August, 2018.

Robert Chet Carawan

Lori Love Carawan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Chet Carawan and Lori Love Carawan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2018.

Notary Public

My Commission Expires: 01/17/21

