Bof 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $316,150.00.

Affiant

Subscribed and sworn to me on September 14, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

Karen Y Johnson Davidson County
Batch# 140885 **DEEDWARR**
09/14/2018 01:19:44 PM 2 pgs
Fees: $13.00 Taxes: $1,169.76

20180914-0091485

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31888

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas William Wrenne Cynthia McCarty Wrenne 316 Jenny Murff Drive Antioch, TN 37013	SAME AS NEW OWNERS	181-1-B-26.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Louise Barnett, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Thomas William Wrenne, a single man and Cynthia McCarty Wrenne, a single woman, as joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 17, on the Plan of Phase One, 2nd addition to Sugar Valley, a RS10 Cluster Lots Subdivision, a Planned Unit Development, of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Louise Barnett, an unmarried person, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated August 30, 2005 and recorded September 1, 2005 of record as Instrument No. 20050901-0104963, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan of record in Instrument No. 20050105-0001853, said Register's Office, shows an Owner's Certificate, certain notes easements and setback lines..
3. Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, RS10 Cluster Lot Subdivision of record in Book 11069, Page 14, and as made applicable in, Instrument No. 20050106-0002201, Register's Office for Davidson County, Tennessee.

4. Charter of Sugar Valley, RS10 Cluster Lot Subdivision Homeowners' Association, Inc., of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee.
5. By-Laws of Sugar Valley, RS10 Cluster Lot Subdivision Homeowners' Association, Inc., of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee.
6. Subject to Deeds of Conveyance of Open Space of record in Instrument No. 20000425-0041128, said Register's Office.
7. Subject to Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, said Register's Office.
8. Subject to Right-of-Way Easement to Gulf Interstate Gas Company, of record in Book 2203, Page 579 and in Book 2244, Page 11, said Register's Office.
9. Subject to Sanitary Sewer Easements, of record in Book 9487, Page 901 & 914, said Register's Office.
10. Subject to Storm Water Detention Agreement of record in Instrument No. 20040305-0025147, said Register's Office.
11. General Warranty Deed executed by Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., of record in Book 2875, Page 299, said Register's Office.

This property is also known as improved property located at 7064 Sugarplum Road, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. Wherever 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 14th day of September, 2018.

Louise Barnett

Louise Barnett

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On September 14, 2018, before me personally appeared Louise Barnett to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 14, 2018.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021