THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180817465** Karen Y Johnson Davidson County Batch# 142645 **DEEDWARR** 09/19/2018 10:16:29 AM 2 pgs Fees: $13.00 Taxes: $1,008.25 20180919-0092813	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $272,500.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2018. Notary Public My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021 ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Marshall Thomas Healy, Olivia Perry, and Matthew S. Healy 5128 English Village Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-10-0B-060.00-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, **Charles D. Willis, Jr. and wife, Sherry S. Willis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marshall Thomas Healy , a single man and Olivia Perry , a single woman and Matthew S. Healy , a married man,** ("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. 251 on the Plan of Second Revision - Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles D. Willis, Jr. and wife, Sherry S. Willis by Warranty deed from Anthony R. Casamo and wife, Melissa M. Casamo of record in Instrument No. 20150202-0009389 Register's Office for Davidson County, Tennessee, dated January 27, 2015 and recorded on February 02, 2015. (Value of consideration shown in aforementioned deed $179,700.00.) Being also known as 5128 English Village Drive Nashville, Tennessee 37211.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, as amended in Book 7599, page 914, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 5753, Page 914, in the Register's Office for Davidson County, Tennessee.

Easement conveyed to TVA of record in Book 2338, Page 222 and Book 2335, page 221, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.

Easement for water Main of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee.

Easement for Utilities, recorded in Instrument No. 20130419-0039360

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5128 English Village Drive Nashville TN 37211

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 September, 2018.

Charles D. Willis, Jr. Sherry S. Willis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles D. Willis, Jr. and Sherry S. Willis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021