(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180717104

Karen Y Johnson Davidson County
Batch# 142825 **DEEDWARR**
09/19/2018 02:04:43 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180919-0092946

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00

Affiant

Subscribed and sworn to before me, 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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Earnest and Denise Kaye Earnest 1229 Canyon Ridge Court Antioch TN 37013	Wells Fargo Bank NA P O Box 51162 Los Angeles, CA 90051-5462	Tax Parcel ID No. 149-07-0-B03.800-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, **Noel G. Sandoval and Angie M. Sandoval, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Earnest and Denise Kaye Earnest, husband and wife**, ("Grantees"), their 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. 208 on the Plan of Canyon Ridge Subdivision, Phase 2 of record in Plat Book 9700, Page 805, and amended in Instrument No. 20031124-0170362 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 Noel G. Sandoval and Angie M. Sandoval by Warranty deed from StoneMark Homes, LLC of record in Instrument No. 20070420-0047436 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on April 20, 2007.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Noel G. Sandoval, which Power of Attorney is recorded in Instrument No. 20180919-0092945, and also by the signature of James Alexander as Attorney-in-fact for Angie M. Sandoval, which Power of Attorney is recorded in Instrument No. 20180919-0092944, both is 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.

Taxes for the year 2018, a lien not yet due and payable.
P. U. D. Boundary Plat Canyon Ridge all matters shown on the Plan of record in Plat Book 9700, Page 805, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20031124-0170362, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031002-0145846, amended at Instrument No. 20031218-0180508 and Instrument No. 20041008-0121636, 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

Bylaws of Canyon Ridge Owners Association, Inc of record in Instrument Number 20041008-0121636 (Exhibit "B"), in the Register's Office for Davidson County, Tennessee.
Charter of Canyon Ridge Owners Association, Inc of record in Instrument Number 20041006-0120674, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20030115-0006324, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government Dept of Water and Sewer of record in Book 7097, Page 193, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1229 Canyon Ridge 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, Grantors have executed this instrument on this 17th day of September, 2018.

Noel G. Sandoval by James Alexander
as Attorney-in-fact

Angie M. Sandoval by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Noel G. Sandoval and that he is authorized by Noel G. Sandoval to execute this instrument on his behalf.

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

Notary Public

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

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Angie M. Sandoval and that he is authorized by Angie M. Sandoval to execute this instrument on her behalf.

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

Notary Public

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

My Commission Expires: _____