Karen Y Johnson Davidson County
Batch# 144068 DEEDWARR
09/24/2018 08:39:06 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13
20180924-0094053

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

MST 2018-1052

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dillon Seigenthaler	NEW OWNER	181-10-0a-333.00-CO
(NAME)	(NAME)	
7942 Oakfield Grove		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Danielle T. Evans and Todd M. Evans, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dillon Keel Seigenthaler and Laura Bennett Seigenthaler, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 907 on the Plan of Final Plat of Autumn Oaks, Phase 9, a Cluster Lot Subdivision of record in Plat at Instrument No. 20150609-0053998, 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 Danielle T. Evans and Todd M. Evans, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20151221-0127890 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of Autumn Oaks, Phase Nine, of record as Instrument Number 20150609-0053998, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee. Easement(s) to Columbia Gulf Transmission Co. of record in Book 4240, Page 667, Book 2245, page 271 and Book 6968, Book 25, in the Register's Office for Davidson County, Tennessee. Easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 7760, Page 970, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer of record in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199, and Book 11217, Page 799, in the 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 Autumn Oaks of record in Instrument Number 200109120099443, Instrument No. 200305130064238, Instrument No. 20100414-0028160, amended in Instrument No. 20101206-0096935, 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. Ingress and Egress Easement of record in Book 261, Page 284 and Book 6704, page 397, in the Register's Office for Davidson County, Tennessee. Water Line Easement of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee. Easement to use spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument No. 200109120099442, in the Register's Office for Davidson County, Tennessee.

This property, known as 7942 Oakfield Grove, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 19 DAY OF SEPTEMBER, 2018.

Danielle T. Evans

Todd M. Evans

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danielle T. Evans and Todd M. Evans, wife and husband, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of September, 2018.

Notary Public

My Commission Expires: 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(SEAL)