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

CRT File No. 180717168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Amy Dieterle
Affiant

Subscribed and sworn to before me, this 12th day of October, 2018.

Tabatha Edwards
Notary Public
My Commission Expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Y Johnson Davidson County
Batch# 151792 **DEEDWARR**
10/16/2018 02:52:07 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20181016-0102536

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kwadwo Asante and April Asante 4066 Lake Parkway Hermitage TN 37076	New Owner	Tax Parcel ID No. 098-01-0-027.00

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, **Melissa A. Maggard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kwadwo Asante and April Asante, 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(s) 25, as shown on the map entitled Section One Lake Park, of record in Plat Book 4175, pages 134 & 135, 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 JAMES F. MAGGARD et ux S. JANE MAGGARD, by deed from CHARLES DEAN RUSSELL, JR. et ux, MINNIE M. RUSSELL, of record in Book 5178, page 368 , dated July 29, 1977 , said Register's Office.

JAMES F. MAGGARD et ux S. JANE MAGGARD conveyed their interest to JAMES F. MAGGARD JR. AND SARAH J. MAGGARD, CO-TRUSTEES, MAGGARD FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 7, 2009, by quitclaim deed of record in Instrument No. 20091211-0113393, December 7, 2009, said Register's Office.

S. JANE MAGGARD A/K/A SARAH J. MAGGARD died on or about January 30, 2015. JAMES F. MAGGARD, JR. died on or about January 12, 2018.

MELISSA A. MAGGARD, SUCCESSOR TRUSTEE, MAGGARD FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 7, 2009 conveyed her interest to MELISSA A. MAGGARD by quitclaim deed of record in Instrument No. 20180205-0011612, dated January 30, 2018, 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. 098-01-0-027.00.

Matters shown on the Plan of record in Plat Book 4175, pages 134 & 135, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4429, page 577 and amended in Book 4516, page 751, said Register's Office.

This is improved property located at 4066 Lake Parkway Hermitage TN 37076

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 12th day of October, 2018.

Melissa A. Maggard

STATE OF Florida)

COUNTY OF Miami Dade)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa A. Maggard, 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 12th day of October, 2018.

Notary Public

My Commission Expires: Feb 1 2019

JOSE J. RODRIGUEZ
Notary Public - State of Florida
Commission # FF 194629
My Comm. Expires Feb 1, 2019