This instrument prepared by:
Ralph Queen
2013 Leeds Lane
Nashville, TN 37221

Owner/Responsible Taxpayer
Ralph Queen and Shawn Queen
2013 Leeds Lane
Nashville, TN 37221

Karen Y Johnson Davidson County
Batch# 153450 DEEDWARR
10/23/2018 11:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20181023-0104942

Map/Parcel No.: 141-05-0A-525.00

#1657654

WARRANTY DEED

THIS INDENTURE, made and entered into this 11 day of ~~September~~ October, 2018, by and between Ralph Queen, a married man, joined by his spouse, Shawn Queen, whose address is 2013 Leeds Lane, Nashville, TN 37221 party of the first part, and Ralph Queen and Shawn Queen, husband and wife, as tenants by the entirety, whose address is 2013 Leeds Lane, Nashville, TN 37221 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Ralph Queen by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record as Instrument Number 20151124-0119131 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2013 Leeds Lane, Nashville, TN 37221

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

x Ralph Queen
Ralph Queen

x Shawn Queen
Shawn Queen

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia Bayett, a Notary Public in and for said County and State, Ralph Queen and Shawn Queen the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of ~~September~~ October, 2018.

CB Claudia Bayett

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 1-4-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(i), no transfer tax shall be due on a conveyance from one spouse to the other.

x Ralph Queen
Ralph Queen

x Shawn Queen
Shawn Queen

Witness my hand, at office, this 11 day of ~~September~~ October, 2018.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 1-4-2021

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001657654

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT NUMBER 20151124-0119131 AND IS DESCRIBED AS FOLLOWS:

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. 525 ON THE PLAN OF AVONDALE PARK, PHASE 3, SECTION 1 OF RECORD IN INSTRUMENT NO. 20140728-0066971 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE FOLLOWING:

ALL MATTERS APPEARING ON PLAN OF RECORD IN INSTRUMENT NO. 20140728-0066971 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20081203-0117452 AMENDED IN INSTRUMENT NO. 20090331-0028791 AND INSTRUMENT NO. 20101223-0102254, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ACCESS EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 20041207-0145662 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

TRANSMISSION LINE EASEMENT RECORDED IN INSTRUMENT NO. 20060110-0003857 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

DEED TO USA RECORDED IN BOOK 4118 PAGE 694 AND IN BOOK 4228 PAGE 635 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ORDER TO TVA RECORDED IN BOOK 4273 PAGE 280 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT TO HARPETH VALLEY UTILITIES DISTRICT RECORDED IN INSTRUMENT NO. 20040204-0013639; INSTRUMENT NO. 20040204-0013640; INSTRUMENT NO. 20080818-0084836 AND INSTRUMENT NO. 20040204-0013641 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

STORM WATER DETENTION AGREEMENT RECORDED IN INSTRUMENT NO. 20060512-0055867 AND INSTRUMENT NO. 20090814-0076610 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN INSTRUMENT NO. 20071002-0117293 AND IN INSTRUMENT NO. 20141202-0110280 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SUBJECT TO EASEMENT IN BOOK 5738, PAGE 819, PARTIAL ABANDONMENT OF EASEMENT IN INSTRUMENT NO. 20080826-0087638 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO PERMANENT EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 20090707-006325 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

ALL MATTERS OF RECORD IN INSTRUMENT NO. 20140722-0064838, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SUBJECT TO EASEMENT DEED TO U.S. SPRINT COMMUNICATIONS COMPANY RECORDED IN INSTRUMENT NO. 20140114-0003778 AND AFFIDAVIT RECORDED IN INSTRUMENT NO. 20140416-0031703, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SUBJECT TO CHARTER FOR AVONDALE PARK OWNERS' ASSOCIATION, INC., RECORDED IN INSTRUMENT NO. 20081203-0117350 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

EASEMENT AND RIGHT-OF-WAY OF AN ELECTRIC POWER LINE GRANTED TO TENNESSEE ELECTRIC POWER COMPANY BY JAMES B. EZZE3LL AND WIFE, FANNY M. EZZELL, OF RECORD IN BOOK 787, PAGE 7 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR RIGHT-OF-WAY OF AN ELECTRIC POWER TRANSMISSION LINES AND POLES WITH RIGHTS OF INGRESS AND EGRESS AND OTHER RIGHTS AND PRIVILEGES AS SET OUT IN GRANT TO THE UNITED STATES BY JOHN SMALLMAN COWDEN AND WIFE, RUBY S. COWDEN, OF RECORD IN BOOK 41193, PAGE 903 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR WATER MAIN ACROSS THE DOWER TRACT, A PART OF THE PROPERTY FROM THE 38.71 ACRE TRACT CONVEYED TO JOHN SMALLMAN COWDEN, OF RECORD IN BOOK 1237, PAGE 674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO THE BIG HARPETH RIVER AND PRIVILEGE OF BUILDING A PUMP HOUSE AND DRAINAGE ACROSS THE DOWER TRACT (SEE DEED OF RECORD IN BOOK 840, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

EASEMENT FOR SEWER LINE GRANTED BY MICHAEL R. ALLISON TO HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, OF RECORD IN BOOK 7601, PAGE 400, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO RALPH QUEEN FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES RECORDED ON NOVEMBER 24, 2015 IN INSTRUMENT NUMBER 20151124-0119131, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO EASEMENTS OF RECORD IN BOOK 10748, PAGE 876, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RIPARIAN RIGHTS CLAIMED OR ASSERTED BY SURROUNDING LAND OWNERS AND THE STATE OF TENNESSEE.

A PORTION OF THE OVERALL PROPERTY IS WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE OVERALL BOUNDARY LAY-OUT OF RAGAN-SMITH-MURPHY AND ASSOCIATES, INC., SATED MARCH 30, 1988 (NOT A FIELD SURVEY).

RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS I F ANY, ON AND ACROSS THE LAND.

SUBJECT TO RIGHTS OF OTHERS IN AND TO COMMON AREAS/ELEMENTS.

SUBJECT TO LIEN FOR SPECIAL ASSESSMENT CONTAINED IN THE DCCR'S/MASTER DEED.

ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

ALL EXISTING AND RECORDED EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS, ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, AND EASEMENTS OR RIGHT OF WAYS FOR PUBLIC UTILITIES.

APN: 141-05-0A-525.00

COMMONLY KNOWN AS 2013 LEEDS LN, NASHVILLE, TN 37221
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Mary Perdok, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

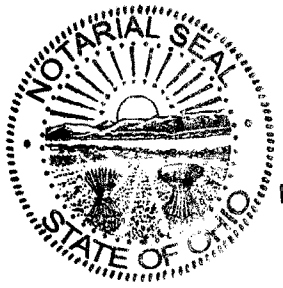
Mary Perdok

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm a notary public for the state of Ohio, Mary Perdok who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pia Behm Notary Public

My Commission Expires: **June 26,2022**
Notary Seal



PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022