Karen Y Johnson Davidson County
Batch# 155215 DEEDWARR
10/30/2018 03:06:08 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20181030-0107506

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-LIR-18-805

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

Subscribed and sworn to before me this 26th day of October, 2018.

Notary Public
My commission expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cody W. Sexton 805 Wickshire Drive Brentwood, TN 37027	new owners	172-09-0A-114.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sharraff M. Mallery and wife, Sonja P. Mallery,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cody W. Sexton and Jennifer N. Barnish-Sexton, husband and wife**hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 114 of Section Three Banbury Crossing of record in Book 9700 Pages 665 & 666 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sharraff M. Mallery and wife, Sonja P. Mallery by deed from Michael G. Mason and wife Keri C. Mason of record in Instrument No. 20061016-0128062 Register's Office for Davidson County, Tennessee and dated October 16, 2006

This conveyance is made subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 10369 Page 48;

Book 10962 page 516; Book 10970 Page 943; Book 11218 page 180; Instrument No. 20010523-0053234; No. 20031120-0169305; No. 20051020-0126681 Register's Office for Davidson County, Tennessee and as amended 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. These Covenants, Conditions and Restrictions also provide that any violation thereof shall not defeat or render invalid the lien of the Insured Mortgage.

2. Subject to the Covenant, Condition, or Restriction, recorded Book 4148 Page 261 and Book 4693 Page 691 in the official records of Davidson County Register of Deeds.

3. Charter for Banbury Crossing Homeowners Assn of record in Book 11187 Page 578 Register's Office for Davidson County, Tennessee

4. By-Laws for Banbury Crossing Homeowners Assn of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee

5. All matters appearing on the plan of Banbury Crossing Section Three of record in Book 9700 Page 665 and 666 Register's Office for Davidson County, Tennessee.

This property is improved property known as 805 Wickshire Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26th day of October, 2018.

Sharrah M. Mallery

Sonja P. Mallery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of October, 2018, before me personally appeared Sharraff M. Mallery and Sonja P. Mallery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of October, 2018.

Notary Signature
My commission expires: 2/25/19

