THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181018048**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2018. Notary Public My Commission Expires: 12/15/21

Karen Y Johnson Davidson County
Batch# 161989 DEEDWARR
11/16/2018 02:50:57 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20181116-0113213

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Harre and Maryann Harre 5528 Prada Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-10-0E-059.00-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, **Carla S Methvin n/k/a Carla L. Leggett and Shawn L. Leggett, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joe Harre and Maryann Harre, 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. 59 on the Plan of Phase Two, Section One, High Point of record in Plat at Instrument No. 20140117-0004783, 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 Carla S. Methvin, an unmarried woman and Shawn L. Leggett, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140724-0066004 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 24, 2014.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20140117-0004783, 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 20110603-0042709, amended in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500 and Instrument No. 20150622-0059582 and Instrument No. 20170811-0082700, 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

Charter for High Point HOA of record in Instrument Number 20100113-0003233, amended in Instrument No. 20110603-0042709, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20090309-0020470, in the Register's Office for Davidson County, Tennessee.
Sewer and drainage easement of record in Instrument Number 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
Sewer and water line easement of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee.
Detention/water quality ponds, bioretention areas, water quality unit, storm drainage easement of record in Instrument Number 20090309-0020517 and 20090309-0020488, in the Register's Office for Davidson County, Tennessee.
Access easement of record in Instrument Number 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027748, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5528 Prada Drive Brentwood TN 37027

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 13th day of November, 2018.

Carla L. Leggett

Shawn L. Leggett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carla L. Leggett and Shawn L. Leggett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022