WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162698 DEEDWARR
11/20/2018 01:43:17 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20181120-0114276

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-21

A-SRN-18-6109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adrianno Cangelosi and Karen Cangelosi	**Citizens Bank, N.A**	
(NAME)	(NAME)	**181-03-0A-062.00-CO**
6109 Tuckaleechee Ln.	**6100 Tower Circle, Suite 600**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH T. LINDSEY AND JUDITH A. ALEXANDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADRIANNO CANGELOSI AND KAREN CANGELOSI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Section Two, Indian Creek Estates of record in Plat Book 9700, Page (s) 558 and 559, 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 Joseph T. Lindsey and Judith A. Alexander, husband and wife by Warranty deed from David L. Willard and Song S. Willard of record in Instrument No. 20160902-0092675 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 02, 2016.
Judith A. Alexander and Judity A. Lindsey are one in the same.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 558 and 559, Register's Office for Davidson County, Tennessee.
- Subject to Site Plan of record in Book 9700, Page 391, 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 record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, Register's Office for Davidson County, Tennessee.
- By-Laws in Exhibit C of Declaration of Covenants, Restrictions and Conditions of record in Book 11033, Page 509, Instrument No. 20000727-0074153 and Instrument No. 20050118-0006063, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common area of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.
- Easement for family cemetery of record of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11484, Page 111, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6109 Tuckaleechee Ln., Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16 DAY OF NOVEMBER, 2018.

Joseph T. Lindsey

Judith A. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH T. LINDSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH A. ALEXANDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212