THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018303** Karen Y Johnson Davidson County Batch# 173636 **DEEDWARR** 12/13/2018 11:27:21 AM 2 pgs Fees: $13.00 Taxes: $1,702.00 20181213-0121365	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Jacob Rieman and Nicole Rieman 1201 Banbury Row Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-09-0A-170.00CO

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, **Jeffrey H. Escue, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Rieman and Nicole Rieman, husband and wife**, ("Grantees"), its 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 166, Banbury Crossing, Section 5A, as shown on plat of record in Instrument No. 20020830-0105357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey H. Escue and Reuben Bellomy, tenants in common with full right of survivorship by Warranty Deed from James D. Kennedy, Jr. and wife, Amber B. Kennedy, recorded on the 5th day of June, 2012 in Instrument No. 20120605-0048958 and Probate in Docket No. 18P908, in the Register's Office of Davidson County, Tennessee.

Reuben Bellomy having since died on March 12, 2018 and his interest in said property having transferred to Jeffrey H. Escue upon his death.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BANBURY CROSSING, SECTION 5A, as recorded in Instrument No. 20020830-0105357.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843; Book 10369, Page 48; Book 10962, Page 516; Instrument Nos. 20030728-0105031 and 20051020-0126681.

Terms and provisions of By-Laws recorded in Instrument No. 20020610-0070239.

Charter of Homeowners Association recorded in Book 11187, Page 575.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20000111-0004044.

FYI: Also searched Shinko Bellomy (listed in Probate 18P908) as being the mother of Reuben Bellomy- No issues found.

This is improved property located at 1201 Banbury Row 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, Grantor has executed this instrument on this 4th day of December, 2018.

Jeffrey H. Escue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey H. Escue, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2018

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022