THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181118412** Record & return to: Christopher J. Thornton 1061 Cresthaven Road Memphis, TN 38119	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $489,900.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2018. Notary Public My Commission Expires: 1-20-20

STATE OF TENNESSEE NOTARY PUBLIC GLADYS A. WESTMORELAND SHELBY COUNTY

WARRANTY DEED

Address New Owner: Owen Woodfin Hatchett II and Kimberly Williams Hatchett 6224 Banbury Station Brentwood TN 37027	Send Tax Bills To: Owen Hatchett & Kimberly Hatchett 6224 Banbury Station Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 172-09-0A-006.00-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, **Bruce Inglese and wife, Susan K. Inglese.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Owen Woodfin Hatchett II, and Kimberly Williams Hatchett, 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:

Karen Y Johnson Davidson County
Batch# 176344 **DEEDWARR**
12/20/2018 10:21:28 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20181220-0123853

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Third Revision of Section One, Banbury Crossing of record in Plat Book 9700, Page (s) 536 and 537, 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 Bruce Inglese and wife, Susan K. Inglese by Warranty deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation of record in Book 10885, page 355, Register's Office for Davidson County, Tennessee, dated April 09, 1998 and recorded on April 14, 1998.

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 in Plat Book 9700, Page (s) 536 and 537, 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 10369, Page 48 with Supplementary Declaration of Restrictive Covenants recorded in Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, 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.

By-Laws of Banbury Crossing Homeowners Association, Inc. of record in Instrument Number 20020610-0070239, in the Register's Office for Davidson County, Tennessee.

Charter of Banbury Homeowners Association, Inc. of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easements of record in Book 1174, Page 153, Book 2438, Page 392 and Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6224 Banbury Station 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 6th day of December, 2018.

Bruce Inglese

Susan K. Inglese

STATE OF Nevada)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bruce Inglese and Susan K. Inglese, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2018.

Notary Public
My Commission Expires: Sept 14, 2021

EDDIE ALVAREZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 94-2778-1
My App. Expires Sep. 14, 2021