THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 177335 DEEDWARR
12/26/2018 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $384.80
20181226-0124690

ADDRESS NEW OWNER
Tristan Lane
109 Cedarwood Lane
Madison, TN 37115

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 043 02 0A
PARCEL 109.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Phil Hoeppner, a single man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tristan Lane, a single man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 109, Building B on the plan of Cedarwood Courtyard Homes, Phase One, as of record in Plat Book 5200, Page 61, with Clarification of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee.
Together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Phil Hoeppner by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, by Washington Mutual Bank as Attorney in Fact, a corporation organized and existing under the laws of the United States, dated May 2, 2008, of record in Instrument No. 20080606-0058290, Register's Office for Davidson County, Tennessee.
Robin Phillips executed this instrument on behalf of Phil Hoeppner pursuant to a Limited Power of Attorney which is being placed of record concurrently herewith.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Revised Declaration of Covenants, Conditions, and Restrictions of record in Book 5495, Page 661, as amended in Book 6707, Page 216, Book 9010, Page 503, Book 9010, Page 505, and Instrument No. 20070802-0092060; By-Laws of record in Book 5307, Page 231, as amended in Book 6062, Page 285, Instrument No. 20070802-0092059, Instrument No. 20120921-0085950, and Instrument No. 20140505-0037855; Charter of record in Book 5307, Page 226; Deed to the Homeowners Association, Inc. for the common area of record in Book 5497, Page 595, Book 5684, Page 678, Book 6053, Page 425, and Book 6216, Page 432; sanitary sewer easements of record in Book 4845, Page 36, and Instrument No. 20110325-0023033; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 61, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **109 Cedarwood Lane Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 21st day of December, 2018.

Phil Hoeppner By: RP

Phil Hoeppner
By: Robin Phillips, Attorney in Fact

Phillips attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of December, 2018, before me personally appeared Robin Phillips, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Phil Hoeppner, and who acknowledged that she executed the same as the free act and deed of Phil Hoeppner.

Witness my hand and official seal this 21st day of December, 2018.

Tina D. Brown

NOTARY PUBLIC

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

My Commission Expires: 12-18-2021

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $104,000.00.

AFFIANT

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
JACKSON COUNTY

Subscribed and sworn to before me this 21st day of December, 2018.

Christy Michelle Jones

NOTARY PUBLIC

My Commission Expires: 1/27/21

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON