THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218646** Karen Y Johnson Davidson County Batch# 183190 DEEDWARR 01/11/2019 03:42:30 PM 3 pgs Fees: $18.00 Taxes: $1,072.63 20190111-0003247	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Rachel Marie Callis Affiant Subscribed and sworn to before me, this 11th day of January, 2019. Notary Public My Commission Expires: 3/10/2019

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Tyler Ellegood and Lauren Ellegood 848 Daybreak Drive Antioch TN 37013	Send Tax Bills To: First American Mortgage Solutions c/o New American Funding 1795 International Way Idaho Falls, ID 83402	Tax Information: Tax Parcel ID No. 182-01-0A-094.00 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, **Jason L. Hilbelink and Amanda J. Hilbelink, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tyler Ellegood and Lauren Ellegood, 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(s) 165, as shown on the map entitled Phase One, Section Two, Sunset Hills RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JASON L. HILBELINK AND AMANDA J. HILBELINK, HUSBAND AND WIFE, by deed from TR&D HOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20091216-0114505, dated December 15, 2009, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 182-01-0A-094.00 CO.

Matters shown on the Plan of record in Instrument No. 20071220-0146323, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070605-0067129, amended in Instrument No. 20110203-0009586, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060406-0039475, said Register's Office.

Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record in Instrument No. 20070710-0082048, said Register's Office.

Easement Agreement of record in Instrument No. 201901110003246.

This is improved property located at 848 Daybreak Drive Antioch TN 37013

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 11th day of January, 2019.

Jason L. Hilbelink

Amanda J. Hilbelink

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason L. Hilbelink and Amanda J. Hilbelink, 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 11th day of January, 2019.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY