Karen Johnson Davidson County
Batch# 183924 DEEDWARR
01/15/2019 11:26:05 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20190115-0004121

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $301,000.00

Affiant

Subscribed and sworn to before me, this 11th day of January, 2019.

Notary Public

My commission expires: 9-6-22

PREPARED BY RETURN TO

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Thomas Birch **Susan C. Chapelle**	**New Owner**	**Map/Parcel: 126-15-0-B-216.00CO**
7301 Middlebrook Circle		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert C. Sherrod and wife, Angela R. Sherrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Thomas Birch and Susan C. Chapelle, husband and wife

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 No. 111 on the Plan of Lexington Point Subdivision, Section Two, as of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Sherrod and wife, Angela R. Sherrod, by Warranty Deed, from Robert T. Plants unmarried, dated September 4, 2003, of record in Instrument No. 20030916-0136310, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Instrument No. 20010515-0049954, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20001018-0103445, amended in Instrument No. 20010522-0052909, Instrument No. 20020219-0021061, Instrument No. 20020214-0019754, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20001018-0103445, amended in Instrument No. 20150220-0014706, Register's Office for DAVIDSON County, Tennessee.
All matters of record of record in Chancery Book 1, Page 121, Register's Office for DAVIDSON County, Tennessee., Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020729-0090372, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20001020-0104424, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 11669, Page 837, Register's Office for DAVIDSON County, Tennessee.

TVA Line Easement of record in Book 4205, Page 184, Book 4226, Page 7115, Book 4230, Page 987 and Book 4257, Page 647, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Book 7601, Page 404, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for DAVIDSON County, Tennessee.
Deed of common areas to HOA of record in Instrument No. 20150123-0006862, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7301 Middlebrook Circle, Nashville, TN 37221.

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 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 my/our hand(s) this 11th day of January, 2019.

X _____
Robert C. Sherrod

X _____
Angela R. Sherrod

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert C. Sherrod and wife, Angela R. Sherrod, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2019.

_____
Notary Public

My Commission Expires: 11-23-20

File #: **180663SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027