THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218749** Karen Johnson Davidson County Batch# 189360 **DEEDWARR** 01/29/2019 11:06:54 AM 2 pgs Fees: $13.00 Taxes: $862.10 20190129-0008428	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,000.00. Affiant Subscribed and sworn to before me, this 25th day of January, 2019. Notary Public My Commission Expires: 6-21-21

NIXON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Isaac Eubanks and Karli Crosby 1448 Hunters Branch Road Antioch TN 37013	Send Tax Bills To: Indecomm Global Services 1260 Energy Ln. St. Paul, MN. 55108	Tax Information: Tax Parcel ID No. 172-08-0A-056.00 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, **Todd Norris and Sarah Norris, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Isaac Eubanks and Karli Crosby, both unmarried,** ("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(s) 56, as shown on the map entitled Hunters Branch Section 2-A, of record in Plat Book 6250, page 819 and amended in Book 6815, page 77, 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 TODD NORRIS and SARAH NORRIS, husband and wife, by deed from MARK HISE and EMILY S. HISE FKA EMILY S. CLIFFORD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20160602-0055342 , dated May 27, 2016 , 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. 172-08-0A-056.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 819 amended in Book 6815, page 77, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6601, page 7, said Register's Office.

This is improved property located at 1448 Hunters Branch Road 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 25th day of January, 2019.

Todd Norris

Sarah Norris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd Norris and Sarah Norris, 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 25th day of January, 2019.

Notary Public

My Commission Expires: _____

