THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190118849** Karen Johnson Davidson County Batch# 189983 DEEDWARR 01/30/2019 03:36:30 PM 3 pgs Fees: $18.00 Taxes: $1,609.50 20190130-0009112	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Sandra Smith Affiant Subscribed and sworn to before me, this 30th day of January, 2019. Notary Public My Commission Expires: January 5, 2020

WARRANTY DEED

Address New Owner: Carlos M Antonio and Bellemarie Hiadan Antonio 900 Brancaster Lane Nashville TN 37211	Send Tax Bills To: F & M Bank 10 Cadillac DR. Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 172-14-0A-126.00-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, **Jonathan J. Leezer and wife, Claire Leezer** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carlos M Antonio and Bellemarie Hiadan Antonio, 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 No. 55 on the Plan of Section Three, Wexford Downs of record in Plat at Instrument No. 20000810-0079246, 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 Jonathan J. Leezer and wife, Claire Leezer by Warranty deed from David McCarthy and wife, Laura McCarthy of record in Instrument No. 20110503-0033891 Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on May 03, 2011.

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 as Instrument Number 20000810-0079246, Register's Office of Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat of record in Book 9700, Page 221, 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 10292, Page 51, Book 10792, Page 822 and Instrument No. 20000810-0079498, 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.
HOA Charter of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed conveying common area to HOA of record in Instrument Number 20040311-0028010, in the Register's Office for Davidson County, Tennessee.

Easement granted to BellSouth Telecommunications of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, in the Register's Office for Davidson County, Tennessee.
Easement granted to Nashville Gas Co. of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 925, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government (Sanitary Sewer) of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government (Water Main) of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 900 Brancaster Lane Nashville TN 37211

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 30th day of January, 2019.

Jonathan J. Leezer

Claire Leezer by Jonathan J. Leezer as Attorney-in-fact her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan J. Leezer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan J. Leezer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Claire Leezer and that he is authorized by Claire Leezer to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th day of January, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY