THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190118961

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2019.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 191504 DEEDWARR
02/04/2019 01:54:48 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20190204-0010440

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael G. Musgjerd and Amanda L. Musgjerd 5428 Stone Box Lane Brentwood TN 37027	Guaranteed Rate, Inc. 4410 N. Ravenswood Ave Chicago, IL 60640	Tax Parcel ID No. 160-11-0B-014.00-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, **Kailey Kristina Faber and Daniel James Faber, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael G. Musgjerd and Amanda L. Musgjerd, 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. 14 on the Plan of Stone Box Creek of record in Plat Book 6900, Page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, Page 81, 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 Kailey Kristina Faber and Daniel James Faber, wife and husband by Warranty deed from Cynthia Janes Knox of record in Instrument No. 20170120-0006450 Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on January 20, 2017.

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.

All matters shown on the Plan of record in Plat Book 6900, page 103, as Surveyors Certificate of Correction recorded in Book 7048, Page 81, 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 7022, Page 556, amended and restated in Book 7267, page 329, and reaffirmed in Book 9163, page 85, and amended and restated in Book 9423, page 513, 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.
Agreement for Dedication of Easement of record in Book 4952, page 178, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 9935, page 587, Register's Office for Davidson County, Tennessee.
Conveyance to Metro of record in Book 7542, page 390 and 7542, page 434,Register's Office for Davidson County, Tennessee.
Easement for Right of Way of record in Book 4952, page 185, Register's Office for Davidson County, Tennessee.
Right of Way Agreement of record Book 971 page 378, Register's Office for Davidson County, Tennessee.
Dedication of Common Area to Stone Box Creek Co-Operative Association of record in Book 7267, Page 360, in the Register's Office for Davidson County, Tennessee.
Joint Use Easement and Subordination Agreement of record in Book 9320, Page 650, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 10641, Page 814, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5428 Stone Box Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 29 day of January, 2019.

Kailey Kristina Faber

Daniel James Faber

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kailey Kristina Faber and Daniel James Faber, 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 29 day of January, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022