Johnson Davidson County
Batch# 191729 DEEDWARR
02/05/2019 09:48:34 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20190205-0010823

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No. 0031S-19

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of January, 2019

Notary Public
My Commission Expires: 6/18/19

Address of New Owner	Send Tax Bills To:	
ANG Homes, Inc. 100 Citation Circle Hendersonville TN 37075	ANG Homes, Inc. Same	Map/parcel: 162-12-0A-021.00 CO

WARRANTY DEED

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, I/WE

Aaron Shealy and Erin J. McCroskey, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANG Homes, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEE(S), its 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 and being all of Lot No. 21, the Resubdivision of Lots 11 thru 30, BRITTANY PARK, Phase IA, as appearing of record in Plat Book 9700, Page 263 (which is a resubdivision of said lots originally shown in Plat Book 9700, Page 46), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Aaron Shealy and Erin J. McCroskey, husband and wife by Deed from Christopher Nelson, an unmarried man dated 8/17/2016 and filed for record in Instrument Number 20160823-0088312, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 10016, page 870, Book 10772, page 988, Book 11398, page 4, Instrument Number 20021025-0130771, Book 10016, page 900, Book 8174, page 198, Book 9507, page 844, Book 9938, page 753, Book 10021, page 60, Book 8113, page 849, Book 8128, page 92, Book 4202, page 787, Book 7968, page 191 and Book 7900, page 998, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 221 Brittany Park Circle, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of January, 2019.

Aaron Shealy

Erin J. McCroskey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Aaron Shealy and Erin J. McCroskey**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2019.

Notary Public

My Commission Expires: 7.6.2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD