THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190119045** Karen Johnson Davidson County Batch# 195460 **DEEDWARR** 02/14/2019 12:11:28 PM 2 pgs Fees: $13.00 Taxes: $991.60 20190214-0013910	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $268,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2019. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Sean Howard 5805 Tee Pee Trace Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-03-0A-084.00-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, **Emma Hill, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Howard, unmarried** ("Grantee"), his 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. 84 on the Plan of Subdivision Plat, Section Two, Indian Creek Estates of record in Plat Book 9700, Page (s) 558 and 559, 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 Emma Hill, unmarried by Warranty deed from Judy C. Cunningham, unmarried of record in Instrument No. 20071024-0125686 Register's Office for Davidson County, Tennessee, dated October 05, 2007 and recorded on October 24, 2007.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 in Plat Book 9700, Page(s) 558 and 559, Register's Office for Davidson County, Tennessee.
Subject to Site Plan of record in Book 9700, Page 391, 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 10752, Page 553, Book 11708, Page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, 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.
By-Laws in Exhibit C of Declaration of Covenants, Restrictions and Conditions of record in Book 11033, Page 509, Instrument No. 20000727-0074153 and Instrument No. 20050118-0006063, in the Register's Office for Davidson County, Tennessee.
Charter of Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed for Common area of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.
Easement for family cemetery of record of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.
Application for Greenbelt Assessment - Agricultural of record in Book 8955, Page 510, in the Register's Office for Davidson County, Tennessee.
Supplemental Declarations of record in Book 10919, Page 327, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 11486, Page 171 and Book 11095, page 749, 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 5805 Tee Pee Trace 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 11th day of February, 2019.

Emma Hill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

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

Notary Public
My Commission Expires: _____

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