THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118960**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $328,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2019. Notary Public My Commission Expires: 11-5-19

Karen Johnson Davidson County
Batch# 196630 DEEDWARR
02/19/2019 03:28:17 PM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20190219-0015025

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Micah J. Smith 7395 Autumn Crossing Way Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-11-0B-087.00

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, **Derek DeWeese and Elizabeth DeWeese, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micah J. Smith, an unmarried man**, ("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 No. 87 on the Plan of Final Plat of Concord Place II, Phase 2 of record in Plat at Instrument No. 20071120-0136051, 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 Derek DeWeese and Elizabeth DeWeese, husband and wife by Quit Claim deed from Derek DeWeese, William A. DeWeese and wife, Sally DeWeese, as joint tenants with right of Survivorship. of record in Instrument No. 20180611-0055870 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11, 2018.

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 20071120-0136051, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050914-0110829, amended in Instrument No. 20061228-0160254, Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, Instrument No. 20071129-0138688, Instrument No. 20071226-0147287, Instrument No. 20080627-0066661, and Scrivener's Affidavit recorded in Instrument No. 20080714-0071815, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps or Appurtenance in Instrument No. 20071023-0125249, Register's Office for Davidson County, Tennessee.

Maintenance Agreement in Instrument No. 20070509-0055790, Register's Office for Davidson County, Tennessee.

Memorandum of Option in Instrument No. 20070423-0047758, Register's Office for Davidson County, Tennessee.

Recognition Agreement in Instrument No. 20070423-0047760, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7395 Autumn Crossing Way Brentwood TN 37027

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 15th day of February, 2019.

Derek DeWeese

Elizabeth DeWeese

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek DeWeese and Elizabeth DeWeese, 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 15th day of February, 2019.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206