THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190219197**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Jason H. Hull Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Deanna L Cooper Notary Public My Commission Expires: 5/13/2020

MARSHALL COUNTY TENNESSEE NOTARY PUBLIC STATE OF DEANNA L COOPER

WARRANTY DEED

Address New Owner: Jason H. Hull and Sunny Marie Hull 5728 Brentwood Meadows Circle Brentwood TN 37027	Send Tax Bills To: USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 161-13-0-029.00

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, **Anthony Brown, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason H. Hull and Sunny Marie Hull, 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. 46-B on the Plan of Zone Lot Division, Lot 46, Section Two, Brentwood Meadows of record in Plat Book 5200, Page 782, as amended in Plat Book 6250, Page 664, 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 Anthony Brown, unmarried by Warranty deed from Jennifer E. Johnson, unmarried of record in Instrument No. 20070612-0070292 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on June 12, 2007.

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 5200, Page 782, as amended in Plat Book 6250, Page 664, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6291, Page 292, 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.

Gas Line Easement of record in Book 2448, Page 622, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 204571 DEEDWARR
03/12/2019 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190312-0022261

Transmission Line Right of Way Easement of record in Book 1163, Page 96, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5728 Brentwood Meadows Circle 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 8th day of March, 2019.

Anthony Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Brown, 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 8th day of March, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

