Book 36

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $489,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2019.

Notary Public
My Commission Expires: 9-7-21

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 205544 DEEDWARR
03/13/2019 01:39:36 PM 2 pgs
Fees: $13.00 Taxes: $1,809.30
20190313-0023188

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Craig Dore and Amy Dore 8544 Beautiful Valley Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-14-0A-003.00 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, **Tommy Lee Mattox, II and Kristen Marie Mattox, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Craig Dore and Amy Dore, 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(s) 3, as shown on the map entitled Travis Trace Subdivision Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TOMMY LEE MATTOX, II and KRISTEN ASRIE MATTOX, husband and wife, by deed from THE JONES COMPANY OF TENNESSEE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, of record in Instrument No. 20160311-0023514, dated March 10, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 126-14-0A-003.00 CO.

Matters shown on the Plan of record in Instrument No. 20141016-0095781, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140703-0058975, amended in Instrument No. 20180604-0052828 and Developer's Rights Assigned in Instrument No. 20170217-0016413, said Register's Office.

Restrictive Covenants for Stormwater facilities contained in instrument of record in Instrument No. 20140108-0002017, said Register's Office.

Detention pond easement agreement of record in Instrument No. 20130614-0061084, assigned in Instrument No. 20170217-0016414, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument No. 20130614-0061081, said Register's Office.

Agreement for Dedication of Easement and/or Public Street Right-of-way of record in Instrument No. 20130614-0061079, Instrument No. 20130614-0061080, said Register's Office.

Agreement for Dedication of Public Utility and Drainage Easements of record in Instrument No. 20130614-0061073, Instrument No. 20130614-0061074, Instrument No. 20130614-0061075, Instrument No. 20130614-0061076, Instrument No. 20130614-0061077, said Register's Office. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20071109-0132431 and Instrument No. 20071115-0133969, Scrivener's Affidavit of record in Instrument No. 20071210-0142184, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070801-0091141, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20070523-0061462, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20070801-0091062, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20070423-0047722, said Register's Office.

This is improved property located at 8544 Beautiful Valley Drive Nashville TN 37221

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 12th day of March, 2019.

Tommy Lee Mattox, II

Kristen Marie Mattox by Tommy Lee Mattox, II, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy Lee Mattox, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kristen Marie Mattox and that he is authorized by Kristen Marie Mattox to execute this instrument on her behalf.

Witness my hand, at office, this 12th day of March, 2019.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022