THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118930** Karen Johnson Davidson County Batch# 206613 **DEEDWARR** 03/18/2019 08:43:38 AM 2 pgs Fees: $13.00 Taxes: $1,718.65 20190318-0024152	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $464,500.00. KCN Affiant Subscribed and sworn to before me, this 11th day of March, 2019. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2021

WARRANTY DEED

Address New Owner: Thomas F. Shockey 6537 Banbury Crossing Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 09 A 056.00 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, **Kevin Canady and Annaliese Canady, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas F. Shockey, 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 56, SECTION 2, BANBURY CROSSING, RESUBDIVISION OF LOTS 56 & 57, as shown on plat of record in Instrument No. 20020930-0118550, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Canady and Annaliese Canady, Husband and Wife by Warranty Deed from Ralph B. Perkins and Kristina D. Perkins, Husband and Wife, recorded on the 17th day of October, 2016 in Instrument No. 20161017-0109266, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, BANBURY CROSSING, RESUBDIVISION OF LOTS 56 & 57, as recorded in Instrument No. 20020930-0118550.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10369, Page 48; amended in Book 10962, Page 516, Instrument Nos. 20030728-0105031, 20051020-0126681; Deed Restrictions in Book 4148, Page 261; Book 4693, Page 690.

Terms and provisions of By-Laws recorded in Instrument No. 20020610-0070239.

Charter of Banbury Crossing recorded in Book 11187, Page 575.

Stormwater Agreement recorded in Book 10633, Page 330.

This is improved property located at 6537 Banbury Crossing 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 11th day of March, 2019.

Kevin Canady
by _____, Attorney in Fact
Kevin Canady
By: Will Chapman, Attorney-in-Fact

Annaliese Canady
by _____, Attorney in Fact
Annaliese Canady
By: Will Chapman, 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, Will Chapman, 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 Kevin Canady and Annaliese Canady and that he is authorized by Kevin Canady and Annaliese Canady to execute this instrument on their behalf.

WITNESS my hand, at office, this 11th day of March 2019.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021