THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219319**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $267,000.00 Affiant Subscribed and sworn to before me, this 14th day of March, 2019. Notary Public My Commission Expires: 2/25/20

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Karen Johnson Davidson County
Batch# 206655 DEEDWARR
03/18/2019 09:19:20 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20190318-0024239

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael A. Richmond, Sr. 1105 Pawnee Trail Madison TN 37115	New Owner	Tax Parcel ID No. 053-09-0B-168.00-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, **Gerald Moore and Angela Moore, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael A. Richmond, Sr., a single 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. 83 on the Plan of Section Five, Cumberland Station at Wilson Camp of record in Plat at Instrument No. 20060118-0006553, 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 Gerald Moore and Angela Moore, husband and wife by Warranty deed from Jamie L. Arendall and Timothy P. Crunk, Jr., wife and husband of record in Instrument No. 20161130-0125722 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on November 30, 2016.

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 20060118-0006553, 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 No. 20011015-0112096, Instrument No. 20020919-0114055, Instrument No. 20020722-0087864, Instrument No. 20020919-0114056, Instrument No. 20031030-0159799, Instrument No. 20031030-0159798, Instrument No. 20041115-0136852, Instrument No. 20041115-0136853 and Instrument No. 20060213-0017249, 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.

Assignment of Development Rights of record in Instrument No. 20061024-0131768, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10585, Page 496, 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.

Charter for HOA of record in Instrument No. 20011017-0113082, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for common area and open space of record in Instrument No. 20060213-0017248, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement(s) of record in Instrument No. 20030512-0063102, Instrument No. 20031114-0166975 and Instrument No. 20050511-0053113, 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 1105 Pawnee Trail Madison TN 37115

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 14th day of March, 2019.

Gerald Moore

Angela Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Moore and Angela Moore, 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 14th day of March, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY