THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190219259

Karen Johnson Davidson County
Batch# 211687 DEEDWARR
03/29/2019 11:50:36 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190329-0028589

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2019.

Notary Public
My Commission Expires: 01/17/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth Page Morris, Jr. and Melody Mosley Morris 5428 Reagan Run Antioch TN 37013	New Owner	Tax Parcel ID No. 162-16-0D-034.00-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, **Molly S. Martin and Jonathan Paul Martin, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Page Morris, Jr. and Melody Mosley Morris, husband and wife**, ("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. 41 on the Plan of Section Two, Honey Brook Subdivision, A Residential Planned Unit Development of record in Plat Book 7900, Page 297, 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 Molly S. Martin, a married woman by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20150624-0060335 Register's Office for Davidson County, Tennessee, dated June 02, 2015 and recorded on June 24, 2015.

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.

All matters shown on the Plan of record in Book 7900, page 297, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat of record in Book 7900, page 242, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8289, Page 145, amended in Book 8298, page 198, Book 8434, page 447 and Instrument No. 20180201-0010419, 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.

Amendment To By-Laws of record in Instrument Number 20170227-0019501, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8434, Page 447, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 9466, Page 781, in the Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 8298, page 200, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA in Book 8398, page 457, 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 5428 Reagan Run Antioch TN 37013

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 21st day of March, 2019.

Molly S. Martin

Jonathan Paul Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Molly S. Martin and Jonathan Paul Martin, 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 21st day of March, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY