THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219427** Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,500.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2019. Notary Public My Commission Expires: 9-25-19

LACEY CHUMLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 09-25-2019

Karen Johnson Davidson County
Batch# 212447 DEEDWARR
04/01/2019 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20190401-0029331

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dallas Barrett and Olivia Mitchell 3605 Fleetwood Boulevard Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-14-0B-010.00 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, **Barbara M. Sales, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dallas Barrett and Olivia Mitchell**, ("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) 10, as shown on the map entitled Fleetwood Subdivision Phase One, of record in Plat Book 6900, pages 465 and 466, 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 BARBARA M. WHARTON, by deed from KEN LOKEY HOMES, INC., of record in Book 8498, page 548 , dated November 22, 1991 , said Register's Office.

BARBARA M. WHARTON n/k/a BARBARA M. SALES conveyed her interest to BARBARA M. SALES by quitclaim deed of record in Instrument No. 20100827-0068093, dated August 17, 2010, 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. 086-14-0B-010.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 465 and 466, 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 Book 7170, page 987, said Register's Office.

Storm Water Detention Agreement of record in Book 7107, page 408, said Register's Office.

This is improved property located at 3605 Fleetwood Boulevard Hermitage TN 37076

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 28th day of March, 2019.

Barbara M. Sales

Barbara M. Sales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara M. Sales, 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 28th day of March, 2019.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Ashley Morgan, 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 herewith 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 Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, 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: 9-25-19

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-25-2019