THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190319623** Karen Johnson Davidson County Batch# 217760 **DEEDWARR** 04/15/2019 10:20:57 AM 2 pgs Fees: $13.00 Taxes: $795.13 20190415-0034031	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,900.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2019. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Oscar Gomez and Citlaly Gomez 104 Skylark Aly Nolensville TN 37135-8508	New Owner	Tax Parcel ID No. 188-10-0A-064.00-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, **Megan Franklin and Andrew Franklin, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Oscar Gomez and Citlaly Gomez, 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 No. 64 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123 Final Plat Subdivision of record in Plat at Instrument No. 20070807-0093935, 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 Megan Franklin and Andrew Franklin, wife and husband by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170315-0025487 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 15, 2017.

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 in Instrument No. 20070807-0093935, 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 Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689, 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.

Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893, 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.
Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement to Colonial Pipeline Company of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement of record in Instrument No. 20140507-0038903 and Instrument No. 20140603-0048042, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178 and Instrument No. 20071026-0126493, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No.20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
Access, Drainage, Utilities and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
Declaration of Right of Way Easement for a Public Roadway with no restrictions of record in Instrument No. 20070511-0056717 and Instrument No. 20070511-0056718, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 104 Skylark Aly Nolensville TN 37135-8508

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, Grantors have executed this instrument on this 9th day of April, 2019.

Megan Franklin

Andrew Franklin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Franklin and Andrew Franklin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022