Karen Johnson Davidson County
Batch# 226788 DEEDWARR
05/07/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20190507-0042730

#34759

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420116** **NATASHA AMORTEGUI** **MY COMMISSION # GG077072** **EXPIRES February 27, 2021**	STATE OF ~~TENNESSEE~~ Florida) COUNTY OF ~~DAVIDSON~~ Miami-Dade) The actual consideration or value, whichever is greater, for this transfer is: $339,900.00. Jonathan A. Roy Affiant Subscribed and sworn to before me, this 7th day of May, 2019. Natasha Amortegui Notary Public My Commission Expires: February 27, 2021

WARRANTY DEED

Address New Owner: Aaron Weston Colson and Jewels Elizabeth Colson 7836 Oakfield Grove Brentwood TN 37027	Send Tax Bills To: New Owner 7836 Oakfield Grove Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 181-10-0A-290.00 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, **Jonathan A Roy and Laura M Roy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Weston Colson and Jewels Elizabeth Colson, 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. 1017 on the Plan of Autumn Oaks Subdivision, Phase 10A as shown on the plan of record in Instrument No. 20130812-0084048, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan A. Roy and Laura M. Roy, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 17th day of March, 2014 in Instrument No. 20140317-0021810, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 786 and Instrument No. 20130812-0084048.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010912-0099443, 20030513-0064238, 20101206-0096935, 20100414-0028160, Book 6968, Page 30, Book 6704, Page 397 and Book 6704, Page 405.

Easement for Stormwater Detention, recorded in Book 7760, Page 970.

Easement for Water Line, recorded in Book 3376, Page 239.

Easement for Sewer, recorded in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199 and Book 11217, Page 799.

Easement for Phone Terminal Cabinet, recorded in Instrument Nos. 20020826-0103047 and 20020918-0113710.

Easement for Use of Spring recorded in Book 475, Page 547.

Easement for Transmission Lines (Columbia Gulf) recorded in Book 4240, Page 667.

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Book 261, Page 284 and Book 6704, Page 397.

This is improved property located at 7836 Oakfield Grove 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 7th day of May, 2019.

Jonathan A. Roy
Jonathan A Roy

Laura M. Roy
Laura M Roy

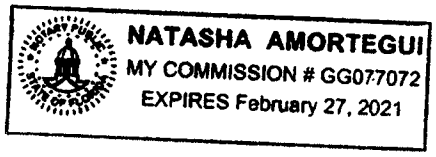
STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Miami-Dade)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan A Roy and Laura M Roy, 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 7th day of May, 2019.

Natasha Amortegui
Notary Public

My Commission Expires: February 27, 2021



True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

