Karen Johnson Davidson County
Batch# 232143 DEEDWARR
05/20/2019 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20190520-0047256

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419996** REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $312,000.00. Affiant Subscribed and sworn to before me, this15th day of May, 2019. Notary Public My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner: Amelia Wong and Michael Wiszowaty 1008 Treaty Oaks Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-06-0L-009.00 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, **Sean William Moore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amelia Wong, unmarried woman and Michael Wiszowaty, unmarried man**, ("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 Unit 9 as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a horizontal property regime with private elements which is a planned unit development, as shown of record in Instrument No. 20141120-0107174, as amended by First Amendment to Declaration Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record as Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee, and further Amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record in Instrument No. 20150814-0081914, also amended in Instrument Nos. 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sean William Moore, unmarried by Warranty Deed from HR Properties of Tennessee, recorded on the 29th day of December, 2016 in Instrument No. 20161229-0136869, 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 421, Page(s) 169.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20141120-0107174, 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398.

Easement for Easement in Gross (Comcast), recorded in Instrument No. 20181029-0106558.

Easement for Parking/Access & Storm Water, recorded in Instrument No. 20181121-0114523

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Easement for Stormwater Facilities & Systems, recorded in Instrument No. 20181206-0118890.

Easement for Sewer/Storm Drainage, Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20140916-0084730.
Easement for Sewer/Storm Drainage recorded in Book 5039, Page 863.

This is improved property located at 1008 Treaty Oaks Drive Nashville TN 37209

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 15th day of May, 2019.

Sean William Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of May, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY