WARRANTY DEED

File No. 2019-1094

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2019

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 232945 **DEEDWARR**
05/21/2019 03:06:41 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20190521-0048042

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
107 W. Lytle St.
Murfreesboro, Tennessee 37130
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody H. Marsh	~~New Owner~~ CHM CAPSTAR BANK	
7309 Autumn Crossing Way	2020 RICHARD JONES RD STE 300N	181-10-0B-009.00-CO
Brentwood, TN 37027	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Evan Allie and Adam Allie, wife and husband,** has this day bargained and sold and does hereby transfer and convey unto, **Cody H Marsh,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Subdivision Plat, Centex at Concord, Phase 1 of record in Plat at Instrument No. 20051011-0122364, 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 Evan Allie and Adam Allie, wife and husband by Warranty deed from Shawn Perrotte and wife, Wendy Perrotte of record in Instrument No. 20140424-0034536 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 24, 2014.

This conveyance is subject to the following: Taxes for the year 2019, a lien not yet due and payable; All matters shown on the Plan of record in Plat at Instrument No. 20051011-0122364, 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 Number 20050914-0110829, amended in Instrument No. 20051027-0130022, Instrument No. 20060317-0030953 and Instrument No. 20061228-0160254, Register's Office for Davidson County, Tennessee; Deed of common area to HOA of record in Instrument Number 20051027-0130024, in the Register's Office for Davidson County, Tennessee; Utility & Drainage Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee; Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee; Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, as amended in Instrument No. 20110613-0045170, Instrument No. 20140502-0037483 and Instrument No. 20150401-0028245, in the Register's Office for Davidson County, Tennessee; To rights of others in and to the common areas and/or elements.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7309 Autumn Crossing Way, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of May, 2019.

Evan Allie

Adam Allie by Evan Allie, Attorney in Fact

Adam Allie by Evan Allie, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared, **Evan Allie and Evan Allie for Adam Allie** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged, that he/she executed the same as his/her free act and deed. See recorded Power of Attorney of record in Instrument Number 20190521-004804l, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this **17th day of May, 2019**.

My Commission Expires: 12/18/2021

Notary Public

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNEESSEE, LLC
107 W. LYTLE ST.
MURFREESBORO, TN 37130
615-203-3054