THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520494

Karen Johnson Davidson County
Batch# 235147 DEEDWARR
05/28/2019 12:04:51 PM 2 pgs
Fees: $13.00 Taxes: $1,066.71
20190528-0050076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $288,300.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Denhoffer 7344 Middlebrook Circle Nashville TN 37221	New Owner	Tax Parcel ID No. 126-15-0B-203.00 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, **Cole Garley Evans and Lindsay Ann Evans, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Denhoffer, unmarried man**, ("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, TN, being Lot No. 98, on the Plan of Section 2, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954 as corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lindsay Ann Evans and spouse, Cole Garley Evans by Warranty Deed from Kevin Bishop and spouse, Emily Bishop, recorded on the 5th day of October, 2010 in Instrument No. 20101005-0079436, 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 of SECTION 2, LEXINGTON POINT SUBDIVISION, as recorded in Instrument No. 20010515-0049954.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20001018-0103445, 20010522-0052909, 20020214-0019754 and 20150220-0014706.

Easement for Utilities, recorded in Book 7601, Page 404.

Easement for Power/Transmission Lines, recorded in Book 751, Page 393 and Book 4230, Page 987.

Easement for Telecommunications, recorded in Instrument No. 20010329-0030190.

Easement for Drainage, recorded in Instrument No. 20020729-0090373.

Conveyance for Open Space & Common Area recorded at Instrument No. 20150123-0006862.

This is improved property located at 7344 Middlebrook Circle Nashville TN 37221

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 22nd day of May, 2019.

Cole Garley Evans

Lindsay Ann Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cole Garley Evans and Lindsay Ann Evans, 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 22nd day of May, 2019.

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2022

Notary Public

My Commission Expires: _____