RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

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

CRT File No. 190520576

Karen Johnson Davidson County
Batch# 237522 **DEEDWARR**
06/03/2019 09:12:16 AM 2 pgs
Fees: $13.00 Taxes: $1,399.49

20190603-0052270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $378,240.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2019.

Notary Public
My Commission Expires: 6-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mathew Barrett and Leanne Barrett 3309 Hickory Run Nashville TN 37211	New owner	Tax Parcel ID No. 180-04-0B-020.00-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, **Terry S. Ward, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leanne Barrett and Matthew Barrett, wife and husband**, ("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. 20 on the Plan of Final Plat of Brookview Forest, Phase I of record in Plat at Instrument No. 20030716-0099526, 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 Terry S. Ward and wife, Louise A. Ward by Warranty deed from Ed Escamilla and wife, Leslie Escamilla of record in Instrument No. 20060309-0027381 Register's Office for Davidson County, Tennessee, dated March 07, 2006 and recorded on March 09, 2006. Said Louise A. Ward having died on December 04, 2006 in Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the property is not subject to any marital rights there.

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 20219, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030716-0099526, 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 20030829-0125803 and amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20030918-0138293, in the Register's Office for Davidson County, Tennessee.

Stormwater Agreement of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.

ROW of Hickory Run.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3309 Hickory Run Nashville TN 37211

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 30th day of May, 2019.

Terry S. Ward

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry S. Ward, 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 30th day of May, 2019.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY