THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520825** Karen Johnson Davidson County Batch# 240848 **DEEDWARR** 06/10/2019 10:06:10 AM 2 pgs Fees: $13.00 Taxes: $950.90 20190610-0055174	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $257,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2019. Notary Public My Commission Expires: MARCH 17, 2020 MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Joseph W Stanford 506 N Club Ct Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064 11 0A 035.00

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, **Keshia Tucker, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph W Stanford, married,** ("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. 35 on the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Pages 821 and 822, 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 Keshia Tucker by Warranty Deed from Melanie Turner, married, recorded on the 14th day of December, 2006 in Instrument No. 20061214-0153992, in the Register's Office of Davidson County, Tennessee.

David Keary joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 CALEB CHASE, as recorded in Plat Book 6250, Page(s) 821 and 822.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6777, Page 453, Corrected in Book 6783, Page 805, Amended in Book 6918, Page 882; Book 7189, Page 553; Book 8099, Page 641 and Instrument No. 20100603-0043191.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6548, Page 557.

This is improved property located at 506 N Club Ct Hermitage TN 37076

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 28th day of May, 2019.

Keshia Tucker

David Keary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keshia Tucker and David Keary, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022