THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621355**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$285,000.00 Affiant Subscribed and sworn to before me, this2nd day of July, 2019. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 253091 **DEEDWARR**
07/05/2019 11:06:28 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190705-0065744

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marcel Van Vliet and Sally Van Vliet 601 Old Hickory Boulevard, Unit 59 Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-03-0B-255.00 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, **Colin Turner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcel Van Vliet and Sally Van Vliet, husband and wife**, ("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 17, as shown on the map entitled Townhomes of Fredericksburg, Phase II, Section VII, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to COLIN TURNER, by deed from JASON WARPOOL, of record in Instrument No. 20101102-0087634, dated October 29, 2010, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 171-03-0B-255.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 957, said Register's Office.

Easement to Bellsouth Communications of record in Book 10709, page 143, said Register's Office. Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, Book 10126, page 435, Book 11550, page 531, amended in Book 9860, page 840, Book 10224, page 683, Book 11682, page 75, Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596, said Register's Office. ByLaws of record in Book 8920, page 45, Book 11550, page 554, Book 10126, page 486, Book 10275, page 959, Book 10694, page 539 and Instrument No. 20150102-0000219, said Register's Office.

Storm Water Detention Agreement of record in Book 10357, page 920, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 643 and Book 7993, page 269, said Register's Office.

This is improved property located at 601 Old Hickory Boulevard, Unit 59 Brentwood TN 37027

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 ~~2nd day of July, 2019.~~ 28th day of JUNE 2019.

Colin Turner

Colin Turner

STATE OF MISSOURI)
COUNTY OF JACKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colin Turner, 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 ~~2nd day of July~~ 28th day of June CAM, 2019.

Connie A. Mills

Notary Public

My Commission Expires: 4-29-21

CONNIE A. MILLS
Notary Public, Notary Seal
State of Missouri
Ray County
Commission # 13404822
My Commission Expires 04-29-2021