THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34857-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 10th day of July, 2019. Notary Public My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Terry L. Town 109 Chuzzlewit Down Brentwood, TN 37027	**Send Tax Bills To:** LOANDEPOT.COM, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610	**Tax Information:** Map and Parcel No.: 172 01 0 A 090 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, **Judith C. Isenhour, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terry L. Town, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 109 Chuzzlewit Down, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of July, 2019.

Judith C. Isenhour

Karen Johnson Davidson County
Batch# 255971 **DEEDWARR**
07/12/2019 09:03:48 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20190712-0067981

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-19-109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith C. Isenhour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2019.

GERALD PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 9 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Copperfield Revised, as of record in Plat Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Haeuptle and wife, Judith C. Isenhour by deed dated July 21, 2005 from James C. Mitchell and wife, Christie C. Mitchell of record in Instrument No. 20050725-0086179, Register's Office for Davidson County, Tennessee. The said John F. Haeuptle having since died on November 4, 2018 leaving Judith C. Isenhour as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 172 01 0 A 090 00.
2. Declaration of Covenants, Conditions and Restrictions for Copperfield of record in Book 7071, page 482, and amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Copperfield Homeowners Association of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee.
5. Easement for transmission lines of record in Book 2437, page 8 and Book 2438, page 376, Register's Office for Davidson County, Tennessee.
6. Easements granted to Metropolitan Government of Nashville-Davidson County, Tennessee of record in Book 7593, pages 488 and 511, Register's Office for Davidson County, Tennessee.