THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190721444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $271,900.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2019. Notary Public My Commission Expires: 12-18-22

Karen Johnson Davidson County
Batch# 262762 DEEDWARR
07/26/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.03
20190726-0073936

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Paulson and Debbie Paulson 1225 Springwood Drive Old Hickory TN 37138	New Owner	Tax Parcel ID No. 063-16-0B-117.00-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, **Steven Difazio and wife, Brandon Difazio,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Debbie Ann Paulson and Robert Allen Paulson, wife and husband,** ("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 Lot No. 199 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development of record in Plat Book 6900, Page 550 through 552, inclusive as corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, 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 Steven Difazio and wife, Brandon Difazio by Warranty deed from Daniel L. Ogren and Yvonne L. Ogren of record in Instrument No. 20180221-0016539 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 21, 2018. Being also known as 1225 Springwood Drive Old Hickory, Tennessee 37138.

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 2019, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 550 through 552, inclusive, as corrected by Certificate of Correction recorded in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, 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 Book 7351, Page 852 amended in Book 7451, page 739 and Book 8336, page 393, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee.
Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8657, Page 179, Book 11030, Page 737, Book 11030, Page 744, Book 11030, Page 743, Book 8739, Page 991 and Book 11030, page 785, in the Register's Office for Davidson County, Tennessee.
Easement (s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235 and Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1225 Springwood Drive Old Hickory TN 37138

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 warrants this instrument is effective as of the 24th day of July, 2019.

Steven Difazio

Brandon Difazio

STATE OF Pennsylvania)
COUNTY OF McKean)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Difazio and Brandon Difazio, 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 16th day of July, 2019.

Notary Public

My Commission Expires: 11/4/2022

Commonwealth of Pennsylvania - Notary Seal
Sara K. Bunce, Notary Public
McKean County
My commission expires November 4, 2022
Commission number 1258930
Member, Pennsylvania Association of Notaries

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY