THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721730**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $326,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 263799 DEEDWARR
07/30/2019 09:41:09 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20190730-0074803

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Shearer and Martha Shearer 6745 Autumn Oaks Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-10-0A-011.00-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, **Mitchell Andrew Mask and Mary Charlotte Mask, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Shearer and Martha Shearer, husband and wife**, ("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. 11 on the Plan of Section One, Autumn Oaks, R-20 Residential P.U.D. of record in Plat Book 9700, Page (s) 913 and 914, 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 Mitchell Andrew Mask and Mary Charlotte Mask, husband and wife by Warranty deed from Jonathan T. Dudney and Lydia C. Dudney, husband and wife of record in Instrument No. 20180813-0079581 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 13, 2018.

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 9700, Page (s) 913 and 914, 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 20010912-0099443, as amended in 20030513-0064238, 20100414-0028160, and 20101206-0096935, 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 for HOA of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, page 916 and Book 7515, page 298, said Register's Office.

Subject to a one-fourth acre reserved for graveyard with right of ingress and egress as set out of record in Book 261, page 284, said Register's Office.

Stormwater Detention Agreement of record in Book 7760, page 970, said Register's Office.

Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, page 667, said Register's Office.

Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, said Register's Office.

Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2245, page 271 and Partial Release of Right of Way of record in Book 6968, page 25, said Register's Office.

Restrictive Covenants of record in Book 6704, page 397 and Book 6704, page 405 and amendment to Restrictive Covenants of record in Book 6968, page 30, said Register's Office.

Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, page 547, said Register's Office.

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

This is improved property located at 6745 Autumn Oaks Drive 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 26th day of July, 2019.

Mitchell Andrew Mask

Mary Charlotte Mask

STATE OF GEORGIA)
COUNTY OF COWETA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mitchell Andrew Mask and Mary Charlotte Mask, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of July, 2019.

Notary Public

My Commission Expires: 4/3/2023

Pamela Y Johnson
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 04/03/2023