THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721733**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $504,321.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2019. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 276399 DEEDWARR
08/26/2019 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,865.99
20190826-0085624

WARRANTY DEED

Address New Owner: David McAleer and Amber McAleer 321 Culpepper Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0B-005.00 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, **Matthew Christopher Boles and Katherine Harmon Boles, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David McAleer and Amber McAleer, 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 Lot(s) 279, as shown on the map entitled First Revision Section 5A Fredericksburg, of record in Plat Book 7900, page 509 as revised in Plat Book 7900, pge 961, 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 MATTHEW CHRISTOPHER BOLES and KATHERINE HARMON BOLES, HUSBAND AND WIFE, by deed from CLIFTON L. SMITH and AIMEE S. EARNHART, HUSBAND AND WIFE, of record in Instrument No. 20151015-0104838, dated October 13, 2015, 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-005.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 509 and amended in Plat Book 7900, page 961, 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 and amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, said Register's Office.

By-Laws contained in instrument of record in Book 8920, page 45, Book 10126, page 486 and amended in Book 10275, page 959, Book 10694, page 539 and Instrument No. 20150102-0000219, 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.

Drainage Easement of record in Book 7851, page 712 , page 545, said Register's Office.

Storm Water Detention Agreement of record in Book 9771, page 545, said Register's Office.

This is improved property located at 321 Culpepper Court 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 21st day of August, 2019.

Matthew Christopher Boles

Katherine Harmon Boles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Christopher Boles and Katherine Harmon Boles, 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 21st day of August, 2019.

Notary Public

My Commission Expires: _____

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