Karen Johnson Davidson County
Batch# 276472 DEEDWARR
08/26/2019 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20190826-0085727

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190821959

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2019.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dennis Andrew LaCour and Justice Delane Lacour 7563 W Winchester Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 151100A02400CO

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, **David V. Miller and Erin Miller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis Andrew LaCour and Justice Delane LaCour, 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. 24 on the Plan of Phase 1, Villages of Long Hunter P.U.D., Final Subdivision Plat, of record in Instrument No. 200101230006894, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David V. Miller and Erin Miller, husband and wife by Warranty Deed from William K. Glaskox and Teresa M. Glaskox, husband and wife, recorded on the 5th day of November, 2013 in Instrument No. 20131105-0114655, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, VILLAGES OF LONG HUNTER P.U.D., FINAL SUBDIVISION PLAT, as recorded in Instrument Nos. 200101230006894 and 20010123-0006894.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010531-0056382, amended at Instrument No. 20031111-0164945.

Easement recorded in Book 1115, Page 302; Book 1101, Page 457; Book 4535, Page 351; Instrument Nos. 20000906-0088271 and 20000906-0088272.

Grant Transmission Line Easement recorded in Book 2338, Page 466 and Book 4428, Page 575.

Declaration of Taking Easement recorded in Book 4446, Page 423.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement recorded in Book 8197, Page 288; Book 8358, Page 91 and Book 8358, Page 94.

Corporation Conveyance of Easement recorded in Book 9661, Page 919.

Quitclaim Deed of Common Area to Homeowners Association recorded at Instrument No. 20010531-0056383.

This is improved property located at 7563 W Winchester Drive Antioch TN 37013

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 22nd day of August, 2019.

David V. Miller

Erin Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David V. Miller and Erin Miller, 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 22nd day of August, 2019.

Notary Public

My Commission Expires: 7/9/22

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

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY