THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822023**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this4th day of September, 2019. Notary Public My Commission Expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Angelita LaSharon Graves 400 Hickory Chase Drive Madison TN 37115	Send Tax Bills To: SWBC Mortgage Corp. P.O. Box 11733 Newark, NJ 07101-4733	Tax Information: Tax Parcel ID No. 042-16-0A-025.00 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, **Joseph D. Tuckey, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angelita LaSharon Graves, a single woman** ("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. 25 on the plan of HICKORY CHASE, as shown by plat of record in Plat Book 7900, Page 973, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph D. Tuckey, an unmarried man by Warranty Deed from Jeffrey Lee Forehand and Leigh Forehand Parrish, Devisees of The Estate of Linda Forehand Anderson, recorded on the 1st day of April, 2015 in Instrument No. 20150401-0028255, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY CHASE, as recorded in Plat Book 7900, Page(s) 973, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9683, Page 193, amended in Book 10279, Page 741, in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7681, Page 376, in the Register's Office of Davidson County, Tennessee.

Dedication of common area recorded in Book 10264, Page 977, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 281616 DEEDWARR
09/05/2019 03:07:33 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20190905-0089855

This is improved property located at 400 Hickory Chase Drive Madison TN 37115

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 4th day of September, 2019.

Joseph D. Tuckey by Richard Rieck attorney-in-fact

Joseph D. Tuckey
By: Richard Rieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joseph D. Tuckey and that he is authorized by Joseph D. Tuckey to execute this instrument on his behalf.

WITNESS my hand, at office, this 4th day of September, 2019.

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021