THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190822142** Karen Johnson Davidson County Batch# 287795 DEEDWARR 09/18/2019 11:46:30 AM 3 pgs Fees: $18.00 Taxes: $884.30 20190918-0094702	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $239,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2019. Notary Public My Commission Expires: MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON 2021

WARRANTY DEED

Address New Owner: James Edward Cain 3336 Towneship Road Antioch TN 37013	Send Tax Bills To: New owner at property address	Tax Information: Tax Parcel ID No. 150-11-0-125.00

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, **Daniel Lee Fetters and wife Eleanor Jane Fetters** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Edward Cain, unmarried and Mika M. Janz, unmarried as joint tenants with full rights of survivorship** ("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. 292 on the Plan of Section Three, Towne Village of The Country of record in Plat Book 5200, Page (s) 268 and 269, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 292 fronts 56.39 feet on the Southerly margin of Towneship Road and extends back 137.32 feet on the Easterly line and 158.42 feet on the Westerly line to a dead line in the rear measuring 93.04 feet thereon.

Being the same property conveyed to Daniel Lee Fetters and wife Eleanor Jane Fetters by Warranty deed from Randall Phillips Builders, Inc. of record in Book 6037, page 492, Register's Office for Davidson County, Tennessee, dated April 12, 1983 and recorded on April 13, 1983.

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 5200, Page (s) 268 and 269, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5635, Page 545, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed of Conveyance for Water Mains to Metro of record in Book 5866, Page 45 and Book 6303, Page 420, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20041115-0136928, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3336 Towneship Road 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, Grantors have executed this instrument on this 17th day of September, 2019.

Daniel Lee Fetters

Eleanor Jane Fetters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Lee Fetters and Eleanor Jane Fetters, 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 17th day of September, 2019.

Notary Public
My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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