THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822416** Karen Johnson Davidson County Batch# 288134 DEEDWARR 09/19/2019 09:55:07 AM 2 pgs Fees: $13.00 Taxes: $1,405.63 20190919-0095129	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $379,900.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2019. Notary Public My Commission Expires: JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Maranda Blanton 8052 Brockman Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-10-0C-068.00-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, **Jeanett C. Szyszka and Ashley L. Tuck, Joint Tenants with Rights of Survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maranda Blanton, 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. 68 on the Plan of Phase Two, Delvin Downs, RS-10 Residential P.U.D. of record in Plat at Instrument No. 20160929-0102578, 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 Jeanett C. Szyszka and Ashley T. Tuck, Joint Tenants with Rights of Survivorship by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20170407-0034219 Register's Office for Davidson County, Tennessee, dated April 06, 2017 and recorded on April 07, 2017.

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 at Instrument No. 20160929-0102578, 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 20160627-0065506, Instrument No. 20070824-0101501, Instrument No. 20070807-0094340, Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee.

Bylaws of record in Instrument Number 201904300039927 and Instrument No. 201904300039928, in the Register's Office for Davidson County, Tennessee.

Drainage Easement of record in Instrument Number 20060406-0039484, in the Register's Office for Davidson County, Tennessee.

Easement for right of way of record in Book 2739, Page 637, in the Register's Office for Davidson County, Tennessee.

Ingress-Egress Easement of record in Instrument Number 20060913-0113162, in the Register's Office for Davidson County, Tennessee.

Charter for Delvin Downs HOA of record in Instrument Number 20070824-0101501, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement of record in Instrument Number 20150824-0085280, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 8052 Brockman Lane Nashville TN 37211

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 13th day of September, 2019.

Jeanett C. Szyszka

Ashley L. Tuck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanett C. Szyszka and Ashley L. Tuck, 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 13th day of September, 2019.

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023

Notary Public

My Commission Expires: _____