THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190922770** Karen Johnson Davidson County Batch# 296155 **DEEDWARR** 10/04/2019 11:21:55 AM 2 pgs Fees: $13.00 Taxes: $1,387.50 20191004-0101837	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2019. Notary Public My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Stephen D. Speake and Karen D. Speake 144 Hearthstone Manor Circle Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-15-0A-007.00CO

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, **Michael Lane Thomas, married and John Gregory Thomas, married and Lori Thomas Hansel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen D. Speake and Karen D. Speake, husband and wife,** ("Grantees"), their 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 Unit No. 8, Building No. 2, on the plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, Page 398, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry Thomas and wife, Patricia A. Thomas by Special Warranty deed from Michael Lane Thomas and wife, Julie B. Thomas, and John Gregory Thomas and wife, Rachel T. Thomas of record in Instrument No. 20080916-0094638 Register's Office for Davidson County, Tennessee, dated September 16, 2008 and recorded on September 16, 2008.

Terry Thomas now being deceased on August 19, 2010 in Davidson County, Tennessee.

Patricia A. Thomas now being deceased on June 13, 2019 in Davidson County, Tennessee.

Michael Lane Thomas, John Gregory Thomas and Lori Thomas Hansel having taken title pursuant to Will of Patricia A. Thomas as filed in Davidson County Probate Court Case No. 19P1399, recorded in Instrument No. 20190913-0092876, Register's Office for Davidson County, Tennessee.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Michael Lane Thomas as Attorney-in-fact for Lori Thomas Hansel, which Power of Attorney is recorded in Instrument Number 20191004-0101836, Register's Office for 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.

Taxes for the year 2019, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5409, Page 485, Book 6424, Page 839, Book 6884, Page 251, Book 7398, Page 907, Book 7403, Page 563, Book 7679, Page 16, Book 7769, Page 494, Book 11404, Page 149, and Book 11749, Page 481, and Instrument No. 20060510-0054690, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws for Hearthstone Manor of record in Book 7403, Page 568, Register's Office of Davidson County, Tennessee.

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

This is improved property located at 144 Hearthstone Manor Circle 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 30th day of September, 2019.

Michael Lane Thomas

John Gregory Thomas

Lori Thomas Hansel by Michael Lane Thomas, 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, aforesaid, Michael Lane Thomas and John Gregory Thomas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Lane Thomas, 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 Lori Thomas Hansel and that he is authorized by Lori Thomas Hansel to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of September, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020