THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822452**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $464,900.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2019. Notary Public My Commission Expires: 01-24-23

Karen Johnson Davidson County
Batch# 302081 DEEDWARR
10/17/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20191017-0106471

JAMIE IVEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Amanda Jane Morgan 809 Valley View Circle Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-14-0G-002.00 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, **Lesley Lunsford, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Jane Morgan**, ("Grantee"), her 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 Unit No. 2, on the Horizontal Property Regime for Valley View Village, Phase i, as recorded in the Master Deed of record in Instrument No. 20070816-0097818, amended and restated in Instrument No. 20181009-0100106, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LESLEY LUNSFORD, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080701-0067840, dated June 27, 2008, said Register's Office.

Jason Fortune joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 160-14-0G-002.00 CO.

Master Deed of record in Instrument No. 20070816-0097818, amended and restated in Instrument No. 20181009-0100106, said Register's Office.

Matters shown on the Plan of record in Plat Book 3842, page 61, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20070213-0018117, said Register's Office.

This is improved property located at 809 Valley View 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 15th day of October, 2019.

Lesley Lunsford

Jason Fortune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lesley Lunsford and Jason Fortune, 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 15th day of October, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 6, 2021

True Copy Certification

I, Penny May, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY