Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $489,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 2019.

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 305194 DEEDWARR
10/23/2019 01:48:53 PM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20191023-0108761

02-1908-50759

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeremiah Spencer Monds, III & Rebecca Briggs Callaway Monds 5708 Portsmouth Pl. Brentwood TN 37027	Jeremiah Spencer Monds, III & Rebecca Briggs Callaway Monds 5708 Portsmouth Pl. Brentwood, TN 37027	171-08-0-C-027.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William R. Hetzel and wife, Marcia J. Hetzel**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremiah Spencer Monds, III and Rebecca Briggs Callaway Monds, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Section Two, Williamsburg at Brentwood, of record in Book 9700, Page 692, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Hetzel and wife, Marcia J. Hetzel by deed from Randall Phillips Homes, LLC, dated June 16, 1999, recorded June 22, 1999, of record in Book 11538, Page 576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5708 Portsmouth Pl., Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of October, 2019.

William R. Hetzel

Marcia J. Hetzel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William R. Hetzel and Marcia J. Hetzel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of October, 2019.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford