Karen Johnson Davidson County
Batch# 312732 DEEDWARR
11/07/2019 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20191107-0115109

WARRANTY DEED

2019-1602

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of October, 2019.

(Affix Seal) Notary Public,
My Commission Expires: 3/13/22

PAMELA JO SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JaNaye Norman and Joshua Halligan 154 Lightwood Drive Antioch, TN 37013	NEW OWNER	174.09-0B-005.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carrie E. Choulesa single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Halligan, an unmarried man, and JaNaye Norman, an unmarried woman, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 5 on the plan of Kingsport, Phase 1, as shown on plat of record in Instrument No. 20171117-0118044, as corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, in which said plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carrie E. Choules, a single woman from Clayton Properties Group, Inc., a Tennessee Corporation by Deed dated July 20, 2018 and recorded July 24, 2019 in Instrument #20180724-0072071, Register's of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, Register's Office for Davidson County, Tennessee.
2. Easement for Sanitary Sewers/Storm Drainage in Book 9539, page 616, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20150323-0024588, in the Register's office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20080130-0009570, in the Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument No. 20171120-0119159, Register's Office for Davidson County, Tennessee.
6. Master Deed and Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No.20171120-0119160, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.
7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

( ) **unimproved**
This is (X) improved property know as 154 Lightwood Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered,

unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 28th day of October, 2019

Carrie Choules

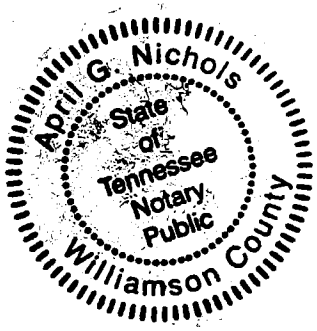
Carrie E. Choules

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Carrie E. Choules, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of October, 2019.

Notary Public
My Commission Expires: 6-24-2023



True Copy Certification

I, Penny A. 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.

Penny A May
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.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY