THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123822

Karen Johnson Davidson County
Batch# 327369 DEEDWARR
12/10/2019 09:02:55 AM 2 pgs
Fees: $13.00 Taxes: $1,491.10

20191210-0127167

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $403,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerry S Muse and Karen Sue Muse 2201 Arbor Pointe Way Hermitage TN 37076	**New Owner**	Tax Parcel ID No. 137-04-0B-063.00

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, **Joseph Aebig and Ellen Suzanne Aebig, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jerry S Muse and wife, Karen Sue Muse**, ("Grantees"), their 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. 63 on the Plan of Final Plat on Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, 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 Joseph Aebig and Ellen Suzanne Aebig, husband and wife by Special Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20161107-0117526 Register's Office for Davidson County, Tennessee, dated November 4, 2016 and recorded on November 7, 2016.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20071129-0138522, 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 No. 20081201-0116546 and amended in Instrument No. 20150122-0006403, 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.

Charter of Arbor Crest Owners Association of record in Instrument No. 20060914-0113687, Register's Office for Davidson County, Tennessee.

Deed of Conveyance as to Water and Sewage for Arbor Crest Subdivision of record in Book 7542, page 445, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20050321-0030718, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6840, page 625, Register's Office for Davidson County, Tennessee.

Declaration of Easement of record in Book 6950, page 666, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20160902-0092388, in the Register's Office for Davidson County, Tennessee.

Notice of Hold on Building Permits of record in Instrument Number 20100218-0012599, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2201 Arbor Pointe Way Hermitage TN 37076

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, Grantors have executed this instrument on this 6th day of December, 2019.

Joseph P. Aebig

Joseph Aebig

Ellen Suzanne Aebig

Ellen Suzanne Aebig

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Aebig and Ellen Suzanne Aebig, 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 6th day of December, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022