THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant
First Title & Escrow Co., Inc. FTEC File No. 35233-01-2020	Subscribed and sworn to before me this 13th day of February, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 359514 DEEDWARR
02/18/2020 10:47:06 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200218-0017807

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua P. Haney, Shawna L. Haney 1105 Sommersby Court Nashville, TN 37221	NEW OWNER	Map and Parcel No.: 141 07 0 B 166 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, Adam Wright and Shelby Wright, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Joshua P. Haney and Shawna L. Haney, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1105 Sommersby Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of February, 2020.

Adam Wright

Shelby Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Wright and Shelby Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No, 168 on the Plan of Somerset Farms Section 4, Phase 4 of record in Plat Book 9700, page 658, 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 Adam Wright and Shelby Wright, husband and wife, by deed dated April 29, 2016 from Matthew J. Robson and Catherine E. Robson, husband and wife, of record in Instrument No. 20160503-0043320, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 141 07 0 B 166 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Somerset Farms, of record in Book 8556, page 11, amended in Book 9383, page 526, rerecorded in Book 9662, page 869; Book 9509, page 363, Book 9647, page 472, Book 10190, page 182; Book 10410, page 89; and Book 11433, page 936, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Somerset Farms Homeowners' Association, Inc., of record in Book 9101, page 667 and Instrument No. 20001218-0123912, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Dedication of Open Space of record as Instrument No. 20001204-0118884, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 658, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plat of record as Book 7900, page 327, Register's Office for Davidson County, Tennessee.
7. Easement for running water and sewer line of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee.
8. Easement for drainage of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee.
9. Easement for signage purposes of record in Instrument No. 200707110082561, Register's Office for Davidson County, Tennessee.
10. Easement for drainage of record in Minute Book 85, page 256, Second Circuit Court for Davidson County, Tennessee.