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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200325610

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $317,000.00.

M. Alexis Mendl
Affiant

Subscribed and sworn to before me, this 30th day of March, 2020.

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

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 379624 DEEDWARR
03/31/2020 09:27:14 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20200331-0034264

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Jill Fetters 5101 Ander Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-10-0E-005.00-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, **Sandra Hogston and husband Kenneth Hogston, Jr.,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amanda Jill Fetters, unmarried** ("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 Lot No. 5 on the Plan of Phase One, Section One, High Point of record in Plat at Instrument No. 20101216-0100068, 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 Sandra Hogston and husband Kenneth Hogston, Jr., by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20120227-0016839 Register's Office for Davidson County, Tennessee, dated February 27, 2012 and recorded on February 27, 2012.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Sandra Hogston, which Power of Attorney is recorded in Instrument No. 20200331-0034263, and also effected by the signature of James Alexander as Attorney-in-fact for Kenneth Hogston, Jr., which Power of Attorney is recorded in Instrument No. 20200331-0034262, both is said Register's office.

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 Plan of record as Instrument No. 20101216-0100068, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions for High Point with By-Laws appended thereto, of record as Instrument No. 20110603-0042709, as supplemented in Instrument No. 20170811-0082700, 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 the High Point Homeowners Association, Inc. of record as Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20170921-0096817, in the Register's Office for Davidson County, Tennessee.
A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in Deed of record as Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, in the Register's Office for Davidson County, Tennessee..
Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488 and Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027742, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5101 Ander Drive 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, Grantors have executed this instrument on this 30th day of March, 2020.

Sandra Hogston by James Alexander as attorney-in-fact
Sandra Hogston by James Alexander
as Attorney-in-fact

Kenneth Hogston, Jr. by James Alexander as attorney-in-fact
Kenneth Hogston, Jr., by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sandra Hogston and Kenneth Hogston, Jr., and that he is authorized by Sandra Hogston and Kenneth Hogston, Jr., to execute this instrument on their behalf.

WITNESS my hand, at office, this 30th day of March, 2020.

Notary Public

My Commission Expires:

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