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

**CRT File No. 200325544**

Karen Johnson Davidson County
Batch# 385872 **DEEDWARR**
04/15/2020 10:24:03 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20200415-0039313

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $206,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2020.

Notary Public
My Commission Expires:

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

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas W. Harrison and Brianna K. Pike<br>5722 Brentwood Meadows Circle<br>Brentwood TN 37027 | New Owner | Tax Parcel ID No.<br>161-13-0-013.00 |

**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, **John Fenzel and Amy Fenzel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas W. Harrison, unmarried and Brianna K. Pike, unmarried, as joint tenants with right of survivorship** , ("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. 48-A on the Plan of Brentwood Meadows, Section Two, Zone Lot Division, Lot 48, of record in Plat Book 5200, Page 782 as amended in Book 6250, Page 689, 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 John Fenzel and Amy Fenzel, husband and wife by Warranty deed from Hope G. Antal, a single person of record in Instrument No. 20150428-0038087 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on April 28, 2015.

The execution of this instrument is effected by the signature of John Fenzel as Attorney-in-fact for Amy Fenzel recorded in Instrument No. 20200415-0039312 , 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.

All matters shown on the Plan of record in Book 5200, page 782 as amended in Book 6250, page 689, 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 Book 6291, Page 292 and Book 6771, page 442, 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.

This is improved property located at 5722 Brentwood Meadows Circle 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 warrant that this instrument is effective as of the 14th day of April, 2020.

John Fenzel

Amy Fenzel by John Fenzel as Attorney-in-fact

as attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Fenzel, 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 Amy Fenzel and that he is authorized by Amy Fenzel to execute this instrument on her behalf.

WITNESS my hand, at office, this 13th day of April, 2010.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

My Commission Expires: _____