THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200326010** Karen Johnson Davidson County Batch# 387840 DEEDWARR 04/17/2020 03:46:30 PM 3 pgs Fees: $18.00 Taxes: $2,216.30 20200417-0040768	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2020. Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Andrew McAlister and Brittni McAlister 15 Lymington Court Brentwood TN 37027	Send Tax Bills To: F&M Bank 10 Cadillac Dr, Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 160-11-0A-023.00 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, **James L. Uden and Virginia H. Uden, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew McAlister and Brittni McAlister, husband and wife** ("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(s) 23, as shown on the map entitled Hemmingwood Phases II, III & IV, of record in Plat Book 6900, pages 6 , 7 & 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES L. UDEN and VIRGINIA H. UDEN, HUSBAND AND WIFE, by deed from MURPH T. CATHCART and wife, GLADYS E. CATHCART, of record in Instrument No. 20010402-0031341, dated April 2, 2001 , 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 160-11-0A-023.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 6, 7 and 8, said Register's Office.

Declaration of Covenants , Conditions and Restrictions for Heritage Heights n/k/a Hemmingwood contained in instrument of record in Book 6730, page 329 and amended in Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387 and Instrument No. 20130619-0062819, said Register's Office.

Storm Water Detention Agreement of record in Book 6728, page 673, said Register's Office.

This is improved property located at 15 Lymington Court 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, Grantor has executed this instrument on this 15th day of April, 2020.

James L. Uden by Shira Kingrey, his Attorney-in-Fact

James L. Uden by Shira Kingrey, his Attorney-in-Fact

Virginia H Uden by Shira Kingrey, her Attorney-in-Fact

Virginia H. Uden by Shira Kingrey, her 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, Shira Kingrey, 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, and who further acknowledged that she is the Attorney-in-Fact for James L. Uden and Virginia H. Uden and that she is authorized by James L. Uden and Virginia H. Uden to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of April, 2020.

Janderson

Notary Public

My Commission Expires: _____



True Copy Certification

I, Nick Harris, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY