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. 200426286

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
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: $160,000.00.

M. Allegra Mendal
Affiant

Subscribed and sworn to before me, this 27th day of April, 2020.

Tara Jones
Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 393050 **DEEDWARR**
04/29/2020 10:47:35 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20200429-0044708

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margarita Illingworth 729 Ansley Court Antioch TN 37013	New Owner	Tax Parcel ID No. 175-01-0-012.00

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, **Carina Illingworth, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margarita Illingworth, a single person** ("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. 85 on the Plan of Final Plat, Asheford Crossing, Section Four of record in Plat Book 9700, Page 912, 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 Carina Illingworth, a single person by Warranty deed from Urbano Perez, unmarried of record in Instrument No. 20190321-0025749 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 21, 2019.

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 Plat Book 9700, Page 912, 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 9651, Page 900; Book 9980, Page 482; Book 10301, Page 180; Book 10353, Page 575; Book 10640, Page 94; Book 10717, Page 97; Book 11455, Page 769; Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, 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.

By-Laws of Asheford Crossing of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.
Charter of Asheford Crossing Homeowners Association of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.
Subject to Easement and agreement in Book 9336, Page 238, Book 10574, Page 867, and Book 1224, Page 257, Register's Office for Davidson County, Tennessee.

This is improved property located at 729 Ansley Court Antioch TN 37013

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 27th day of April, 2020.

Carina Illingworth

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carina Illingworth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2020.

Notary Public
My Commission Expires: _____

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