THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426201**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2020. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 396823 DEEDWARR
05/07/2020 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20200507-0047524

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Leitner 5128 Village Trace Nashville TN 37211	New Owner	Tax Parcel ID No. 161 10 0A 166.00

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, **Matthew Harrison Williamson and Victoria Loftin n/k/a Victoria Williamson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Leitner, an unmarried man** ("Grantees"), its 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 all of Lot No. 165, Villages of Brentwood, Phase Two, according to plat and survey of same appearing of record in Plat Book 6250, Page 169, as corrected in Book 8484, Page 140, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew Harrison Williamson, an unmarried man, and Victoria Loftin, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Jason K. Tolbert, married, and William W. Tolbert, married, of record in Instrument No. 20170629-0065372, in the Register's Office of Davidson County, Tennessee, dated June 19, 2017 and recorded on June 29, 2017, corrected in Scrivener's Certificate of Correction recorded in Instrument No. 20180319-0025605.

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.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two Village of Brentwood, as recorded in Plat Book 6250, Page(s) 169, as corrected in Book 8484, Page 140.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11 and amended in Book 6398, page 495.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11526, Page 579, and amended in Instrument No. 20000606-0056066.

Easement for Water Mains and Appurtenances, recorded in Book 8197, Page 338.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11078, Page 919, Assignment of Rights and Liabilities under the Stormwater Detention Agreement recorded in Instrument No. 20040622-0073413.

Deed of Conveyance of record in Book 6897, Page 120 and Book 6897, Page 184

This is improved property located at 5128 Village Trace Nashville TN 37211

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 4th day of May, 2020.

Matthew Harrison Williamson

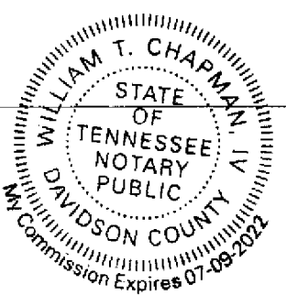
Victoria Loftin n/k/a Victoria Williamson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Harrison Williamson and Victoria Loftin n/k/a Victoria Williamson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2020.

Notary Public

My Commission Expires: 

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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