THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200526825

Karen Johnson Davidson County
Batch# 403853 **DEEDWARR**
05/20/2020 01:37:33 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20200520-0052497

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/28/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua L. Mullinax	New Owner	Tax Parcel ID No.
3401 Anderson Road, Unit 25		136-15-0B-025.00 CO
Antioch TN 37013		

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, **Aaron Michael Shelton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua L. Mullinax**, ("Grantee"), his 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 Unit No. 25 , on the Horizontal Property Regime with Private Elements for Smith Springs Townhomes Phase 1, as shown on the map of record in Plat Book 11700, page 16 and revised in Plat Book 11700, page 42, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to AARON MICHAEL SHELTON, by deed from ROBERT E. COWLES, II, of record in Instrument No. 20180615-0057653, dated June 11, 2018, 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. 136-15-0B-025.00 CO.

Matters shown on the Plan of record in Plat Book 11700, page 16 and revised in Plat Book 11700, page 42, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11666, page 151, said Register's Office.

Smith Springs Townhomes Association, Inc. Rules and Regulations of record as Instrument No. 20110816-0063130, said Register's Office.

Storm Water Detention Agreement of record and Book 11540, page 482, said Register's Office.

This is improved property located at 3401 Anderson Road, Unit 25 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 15th day of May, 2020.

Aaron Michael Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: _____

