Karen Johnson Davidson County
Batch# 405656 DEEDWARR
05/26/2020 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20200526-0053932

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $385,000.00 Affiant Subscribed and sworn to before me, this 18th day of May, 2020. Notary Public My commission expires: 3/17/2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cody Richard Coomes and Katherine Elizabeth DePriest	**New Owner**	**181-11-0B-117.00-CO**
9116 Carissa Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nicholas S. Manners and Sarah Dennis n/k/a Sarah Manners, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cody Richard Coomes and Katherine Elizabeth DePriest, as tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plat of Concord Place ll, Phase 3, Carter Property, of record in Instrument No. 20080808-0082075, Register's Office for Davidson County, Tennessee, also known as The Hills at Concord Place, Phase Four, by Sixth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place of record in instrument No. 20090528-0048903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas S. Manners, an unmarried man, and Sarah Dennis, an unmarried woman, as tenants in common with rights of survivorship from Christopher James Duffy and wife, Mimi Elizabeth Duffy, dated August 12, 2015, of record in Instrument No. 20150814-0081656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
Restrictive covenants contained in an instrument of record in Instrument No. 20050914-0110829, amended in Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, Instrument No. 20061228-0160254, Instrument No. 20071129-0138688, Instrument No. 20071226-0147287, Instrument No. 20080627-0066661, Instrument No. 20090528-0048902, Instrument No. 20090528-0048903, Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee.
Sewer, Drainage and Water Mains Easement of record in Instrument No. 20071023-0125249, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Homeowner's Association of record in Instrument No. 20160719-0073877, in the Register's Office for Davidson County, Tennessee.
Water Quality Pond of record in Instrument No. 20070125-0010032, in the Register's Office for Davidson County, Tennessee.
Maintenance Agreement of record in Instrument No. 20070509-0055790, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 9116 Carissa Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of May, 2020

Nicholas S. Manners

Sarah Dennis, n/k/a Sarah Manners

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of May, 2020, before me personally appeared Nicholas S. Manners and Sarah Dennis n/k/a Sarah Manners, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2020.

Notary Signature
My commission expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **20-186**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021