Karen Johnson Davidson County
Batch# 429879 DEEDWARRSP
07/01/2020 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $963.96
20200701-0071535

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,530.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE C. CLAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

File No.: TN-20-05204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Brown and Anastasiya Brown, husband and wife 2045 Carefree Lane Antioch, TN 37013	Daniel Brown and Anastasiya Brown, husband and wife 2045 Carefree Lane Antioch, TN 37013	164160B01200

For and in consideration of the sum of Two Hundred Sixty Thousand Five Hundred Thirty And No/100 Dollars ($260,530.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, D.R. Horton, Inc., a Delaware Corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel Brown and Anastasiya Brown, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 12 in Cedarbrook Subdivision in Plat Instrument Number 201811050109350, and revised in the Surveyors Certificate of Correction recorded in Plat Instrument Number 20190801-0076150 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to D.R. Horton, Inc., a Delaware Corporation by Special Warranty deed from Old Hickory Land Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20170329-0030345 Register's Office for Davidson County, Tennessee, dated March 28, 2017 and recorded on March 29, 2017.

This is improved ✍ 2045 Carefree Lane, Antioch, TN 37013

This conveyance is subject to: (i) any declarations, covenants, conditions, and/or restrictions affecting the Home; (ii) any existing easements and rights-of-way for roadways, drainage areas, canals, ditches, open areas, laterals, and public utilities; (iii) taxes, special assessments, and community facility assessments (if applicable); that are not delinquent; (iv) matters shown on the plat for the Community; (v) matters that a survey would show; (vi) all applicable zoning and building code requirements and any other governmental and quasi-governmental requirements; (vii) any outstanding mineral or royalty interests; (viii) any matters of record that do not materially and adversely affect the marketability of the Lot; (ix) any matters disclosed in any schedule to this Agreement or any portion of the Contract, or otherwise in connection with the Contract; and (x) any other matters set forth in any title insurance commitment or title report or opinion obtained by Buyer to the extent that Buyer does not object thereto within the time period specified in this Agreement (as applicable).

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 26 day of June, 2020.

D.R. Horton, Inc., a Delaware Corporation

BY: _____
Jean M. Hutchinson
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of June, 2020, before me personally appeared Jean M. Hutchinson, who is the Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who, upon oath, acknowledged the she executed the foregoing instrument for the purpose contained herein and who further acknowledged that as Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, she is authorized to execute this instrument on its behalf.

Witness my hand and official seal at ~~Rutherford~~ Williamson (PE) County, Tennessee this 26 day of June, 2020.

Commission Expires: _____

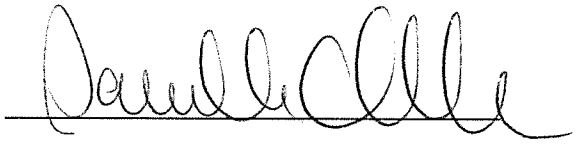
_____
Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

True Copy Certification

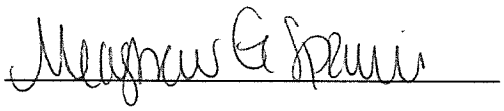
I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee

County of Williamson

Personally appeared before me, Meaghan Spruill (name of notary), a notary public for this county and state, Danielle Chandler (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 Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

