THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200627660

Karen Johnson Davidson County
Batch# 441146 **DEEDWARR**
07/21/2020 09:50:21 AM 2 pgs
Fees: $13.00 Taxes: $1,459.65

20200721-0079862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $394,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2020.

Notary Public
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Michael Scott Wolfe and Ellen Morrison Wolfe 133 Hearthstone Manor Circle Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-15-0A-019.00-CO

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, **Margaret N. Morford, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Scott Wolfe and Ellen Morrison Wolfe, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Condominium Site Plan Phase I, Hearthstone Manor of record in Book 6250, page 215 as amended in Book 6521, Page 716, said Register's Office to which plan reference in hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret N. Morford by Warranty deed from Charles D. Andrews of record in Book 10792, page 61, Register's Office for Davidson County, Tennessee, dated February 04, 1998 and recorded on February 11, 1998.

Grantors warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

All matters shown on the plan of record in Book 6250, page 215, Book 6521, page 716, Book 6250, page 398 and Boundary Plat of record in Book 6200, page 144, 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 6424, Page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7398, page 907, Book 7398, page 749, Book 7403, page 563, Book 11404, page 149 and amended and restated in Instrument 200605100054690, 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 in Book 7403, page 568 amended in Instrument 200806240064983, Register's Office for Davidson County, Tennessee.
Rules and Regulations in Book 11749, page 481, Register's Office for Davidson County, Tennessee.
Charter in Book 6437, page 852, amended in Book 7679, page 16 and Book 7769, page 494, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA for common areas in Book 6499, page 739, Register's Office for Davidson County, Tennessee.

This is improved property located at 133 Hearthstone Manor Circle Brentwood TN 37027

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 17th day of July, 2020.

Margaret N. Morford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret N. Morford, 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 17th day of July, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021