THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728501** Karen Johnson Davidson County Batch# 448989 DEEDWARR 08/03/2020 12:21:24 PM 2 pgs Fees: $13.00 Taxes: $1,998.00 20200803-0085336	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2020. Notary Public My Commission Expires: 12-19-20 JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC 19 2020

WARRANTY DEED

Address New Owner: Brandt McMillan and Elizabeth McMillan 5913 Cross Pointe Lane Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 08 0B 016.00

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, **Devin R. Williams and Whitney Greenway Williams, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandt McMillan and Elizabeth McMillan, husband and wife**, ("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 Lot(s) 4, as shown on the map entitled Section Two, Brelan Park at Saddlewood, of record in Plat Book 7900, Page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Devin R. Williams and Whitney Greenway Williams, husband and wife, by Quitclaim Deed from Devin R. Williams and Whitney M. Greenway, husband and wife, of record in Instrument No. 20160623-0064351, in the Register's Office of Davidson County, Tennessee, dated June 16, 2016, and recorded on June 23, 2016.

Being the same property conveyed to Devin R. Williams and Whitney M. Greenway, Husband and Wife, by Warranty Deed from Clay D. Stephens and wife, Heather N. Stephens, of record in Instrument No. 20130802-0080655, in the Register's Office of Davidson County, Tennessee, dated July 31, 2013, and recorded on August 02, 2013.

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 Section Two, Brelan Park at Saddlewood, as recorded in Plat Book 7900, Page(s) 615.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Brelan Park at Saddlewood, as recorded in Plat Book 7900, Page(s) 498.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 8891, Page 850; Book 9480, Page 387; Book 9670, Page 494 and Instrument No. 20180608-0055204.

Permanent Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes, recorded in Book 6590, Page 37.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8175, Page 792 and Book 8259, Page 206.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9401, Page 827.

This is improved property located at 5913 Cross Pointe Lane 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 30th ~~day of July,~~ 2020.

Devin R. Williams

Whitney Greenway Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Devin R. Williams and Whitney Greenway Williams, 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 30th day of July, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022