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

CRT File No. 200628278

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 449039 DEEDWARR
08/03/2020 01:34:44 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200803-0085407

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Philip Brinen and Christine Anne Haley-Brinen 6953 Stone Run Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 180 03 0A 070.00

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, **Jason Aaron Estes and Carrie Nicole Estes, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Philip Brinen and Christine Anne Haley-Brinen, 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:

Lot 127, Section 2A, Stone Creek Park, as shown on plat of record in Plat Book 9700, Page 669, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Aaron Estes and Carrie Nicole Estes, husband and wife, by Warranty Deed from Hassane Mchaourab, unmarried, of record in Instrument No. 20150708-0066295, in the Register's Office of Davidson County, Tennessee, dated July 02, 2015 and recorded on July 08, 2015.

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 2A, Stone Creek Park, as recorded in Plat Book 9700, Page(s) 669.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Stone Creek Park, as recorded in Plat Book 9700, Page(s) 266.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365, amended by Instrument No. 20010719-0076875, and supplemented by Instrument No. 20020722-0087705.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10953, Page 804.

Easement for Water Mains and Appurtenances, recorded in Book 6218, Page 199.

Easement for Encroachment, recorded in Book 10487, Page 632.

Easement for Ingress and Egress, recorded in Book 10716, Page 596.

Water Use Agreement as set forth in instrument recorded in Book 6068, Page 119.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10951, Page 704.

This is improved property located at 6953 Stone Run Drive Nashville TN 37211

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 31st day of July, 2020.

Jason Aaron Estes

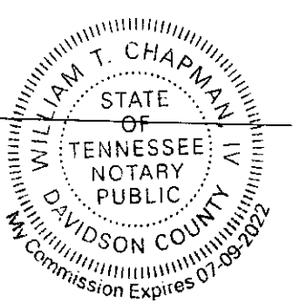
Carrie Nicole Estes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Aaron Estes and Carrie Nicole Estes, 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 31st day of July, 2020.

My Commission Expires: _____



Notary Public