Karen Johnson Davidson County
Batch# 449283 DEEDWARR
08/04/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20200804-0085817

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728504**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2020. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Michael Paylings and Angel Paylings 448 Highpoint Terrace Brentwood TN 37027-8841	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-10-0D-032.00-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, **Christopher Raymond Capo and Susan Patricia Capo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Paylings and Angel Paylings, joint tenants** ("Grantees"), its 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 Lot No. 32 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two of record in Plat at Instrument No. 20071012-0121332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Raymond Capo and Susan Patricia Capo, husband and wife by Warranty deed from Jason T. Mortiere and Amy Mortiere, husband and wife of record in Instrument No. 20180504-0042831 Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 04, 2018.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Susan Patricia Capo, which Power of Attorney is recorded in Book _202008040085815__, and also by the signature of James Alexander as Attorney-in-fact for Christopher Raymond Capo, which Power of Attorney is recorded in Book _202008040085816_, both in said Register's Office.

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.
Subject to all matters shown on the Plan of record as Instrument Number 20071012-0121332, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070322-035003 and amended in Instrument No. 20110713-0053717, 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.
Charter for Homeowners Association of record in Instrument No. 20051007-0121055, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060512-0055724, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 448 Highpoint Terrace Brentwood TN 37027-8841

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, Grantors have executed this instrument on this 31st day of July, 2020.

Christopher Raymond Capo by James Alexander as Attorney-in-fact

Susan Patricia Capo by James Alexander as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Christopher Raymond Capo and Susan Patricia Capo and that he is authorized by Christopher Raymond Capo and Susan Patricia Capo to execute this instrument on their behalf.

WITNESS my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23