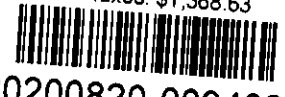
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728542

Karen Johnson Davidson County
Batch# 460701 **DEEDWARR**
08/20/2020 11:24:02 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63



20200820-0094027

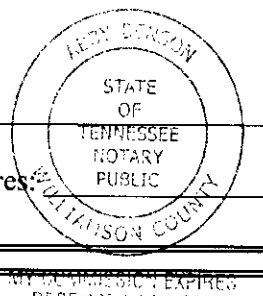
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $369,900.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2020.

Notary Public
My Commission Expires:



MY COMMISSION EXPIRES
DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shannon McDaniel 7831 Oakfield Grove Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 10 0A 279.00

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, **Robert Kelley and Bridgette Kelley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Britt McDaniel, an unmarried woman** ("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 No. 1006 on the Plan of Autumn Oaks Subdivision, Phase 10A as shown on the Plan of record in Instrument No. 20130812-0084048, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Kelley and Bridgette Kelley, husband and wife, as tenants by the entirety, by Quitclaim Deed from Bridgette Kelley, a married woman, who acquired title as Bridgette Pride, an unmarried woman, joined by her husband Robert Kelley, of record in Instrument No. 20160722-0075697, in the Register's Office of Davidson County, Tennessee, dated July 20, 2016 and recorded on July 22, 2016.

Being the same property conveyed to Bridgette Pride, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20140122-0005787, in the Register's Office of Davidson County, Tennessee, dated January 21, 2014 and recorded on January 22, 2014.

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 Autumn Oaks Subdivision, Phase 10A, as recorded in Plat Instrument No. 20130812-0084048.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Autumn Oaks, as recorded in Plat Book 6900, Page(s) 786.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443 and amended in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935, Resolution recorded in Instrument No. 20100414-0028160.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6704, Page 397, Book 6704, Page 405 and amended in Book 6968, Page 30.

Easement for Ingress and Egress, recorded in Book 261, Page 284.

Easement for Use of Spring, recorded in Book 475, Page 547.

Easement for Water Line, recorded in Book 3376, Page 239.

Easement for Right of Way, recorded in Book 4240, Page 667.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9343, Page 196, Book 9343, Page 199 and Book 11217, Page 799.

Agreement for Dedication of Easement for Water Mains and Appurtenances as set forth in instrument recorded in Book 7515, Page 298.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903.

This is improved property located at 7831 Oakfield Grove 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 10th day of August, 2020.

Robert Kelley

Bridgette Kelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Kelley and Bridgette Kelley, 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 10th day of August, 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021