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

CRT File No. 20062687

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $599,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2020.

Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 465475 **DEEDWARR**
08/27/2020 11:36:05 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20200827-0097334

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan M. Sabbe and Stephanie L. Sabbe 1934 Shamrock Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 158 10 0 026.00

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, **Denna C. Hazelwood and Ernestine B. Hazelwood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan M. Sabbe and Stephanie L. Sabbe, 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 (and Williamson County) Tennessee, and being Lot No. 22 on the plan of Wildwood Valley Estates, Section One, as of record in Plat Book 3700, Page 41, Register's Office for Davidson County (and at Plat Book 2, Page 109, Register's Office of Williamson County), to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Denna C. Hazelwood and wife, Ernestine B. Hazelwood by Warranty Deed from Robert J. Misey, Jr. and wife Monica A. Misey of record in Book 11596, Page 142, in the Register's Office of Davidson County, Tennessee, dated July 30, 1999 and recorded July 30, 1999.

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 WILDWOOD VALLEY ESTATES, SECTION ONE, as recorded in Plat Book 3700, Page(s) 41 (and at Plat Book 2, Page 109 in the Register's Office of Williamson County, Tennessee).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3952, Page 553 (and at Book 137, Page 96 in the Register's Office of Williamson County, Tennessee.

This is improved property located at 1934 Shamrock Drive 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 2nd day of June, 2020.

Denna C. Hazelwood
By: Anthony C. Hazelwood, Attorney in Fact

Denna C. Hazelwood
By: Anthony C. Hazelwood, Attorney in Fact

Ernestine B. Hazelwood
By: Sheree L. Felix, Attorney in Fact

Ernestine B. Hazelwood
By: Sheree L. Felix, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony C. Hazelwood, 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 Denna C. Hazelwood and that he is authorized by Denna C. Hazelwood to execute this instrument on his/her behalf.

WITNESS my hand, at office, this 2nd day of June, 2020.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheree L. Felix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ernestine B. Hazelwood and that she is authorized by Ernestine B. Hazelwood to execute this instrument on his/her behalf.

WITNESS my hand, at office, this 2nd day of June, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024