Karen Johnson Davidson County
Batch# 486048 DEEDWARR
09/30/2020 09:27:48 AM 2 pgs
Fees: $13.00 Taxes: $1,126.65
20200930-0112512

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829425**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $304,500.00. Affiant Subscribed and sworn to before me, this 21st day of September, 2020. Notary Public My Commission Expires: 12/6/21

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY FRANK W. RO...

WARRANTY DEED

Address New Owner: Daniel Hysell and Lacey Mariah Ivens 1289 Bending Creek Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-15-0A-120.00 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, **Sonia L. Byrd, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Hysell and Lacey Mariah Ivens, husband and wife,** ("Grantees"), their 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) 120, as shown on the map entitled Final Plat of Mill Run Subdivision Phase 2, of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SONIA L. BYRD, by deed from NVR, INC. A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, of record in Instrument No. 20020719-0087131 , dated July 18, 2002 , 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 173-15-0A-120.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11675, page 472, amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, said Register's Office. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116286, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10448, page 188, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010405-0033586, said Register's Office.

Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office. Transmission Line Easement of record in Book 3933, page 359, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20011009-0109754, amended in Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, said Register's Office.

This is improved property located at 1289 Bending Creek Drive Antioch TN 37013

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 21stday of September, 2020.

Sonia L. Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sonia L. Byrd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21stday of September, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY