Karen Johnson Davidson County
Batch# 493787 DEEDWARR
10/12/2020 09:40:14 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20201012-0118092

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35843-10-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Subscribed and sworn to before me this 9th day of October, 2020.

Notary Public
My Commission Expires:

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Counts and Kayla Counts 913 South Lane Court Brentwood, TN 37027	New Owner	Map and Parcel No.: 171080A05500CO

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, Anna B. West and husband Zachary Barnes (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Kayla C. Counts and Donald L. Counts III, wife and husband (collectively, "Grantees") their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 913 South Lane Court, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of October, 2020.

GRANTORS:

Anna B. West

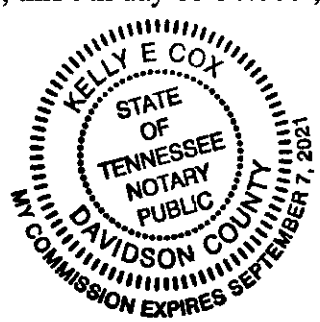
Anna B. West

Zachary Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna B. West and Zachary Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2020.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Cottonport Plantation Phase III, as of record in Plat Book 6900, page 951, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anna B. West and husband, Zachary Barnes, by deed dated May 31, 2018 from OK Bennett, unmarried, of record in Instrument No. 20180601-0052572, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020 and future years, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 171080A05500CO.
2. Restrictive covenants contained in an instrument of record in Book 7430, Page 784, amended in Book 7565, Page 57 and Book 7824, Page 254, made applicable in Book 7897, Page 576, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Cottonport Plantation of record in Book 7637, Page 925, amended in Book 8313, Page 932, Register's Office for Davidson County, Tennessee.
4. Amended By-Laws of Cottonport Plantation Homeowner's Association, Inc. of record in Book 10775, Page 37, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 6900, page 951, Register's Office for Davidson County, Tennessee.
6. Easement for sidewalk of record in Book 8263, Page 501, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7350, page 137, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Boundary Plan of record as Plat Book 6900, page 529, Register's Office for Williamson County, Tennessee.
9. Deeds of Conveyance of record in Book 8486, page 332, Book 8486, page 336, Book 9698, page 71, Book 9698, page 116 and Book 9698, page 120, Register's Office for Davidson County, Tennessee.