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

CRT File No. 200930378

Karen Johnson Davidson County
Batch# 500607 **DEEDWARR**
10/23/2020 09:27:59 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20201023-0123280

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $399,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Annissa Reed and Nicholas Reed 8272 Tapoco Lane Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 06 0A 021.00

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, **Jeffrey T. Hitchcock, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Annissa Reed and Nicholas Reed, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being all of Lot 21, Phase One, Culbertson View as shown on Plat of record in Instrument No. 20150803-0076314, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeffrey T. Hitchcock, an unmarried man, by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20160411-0034367, in the Register's Office of Davidson County, Tennessee, dated April 01, 2016 and recorded on April 11, 2016.

Amber Ashby joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Phase One, Culbertson View, as recorded in Plat Instrument No. 20150803-0076314.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Partition of Estate of Lewis Battle deceased , as recorded in Plat Book 57, Page(s) 156.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150731-0075758 supplement and amendment record in Instrument No. 20160225-0018028 and Instrument No. 20160509-0045837.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10958, Page 266.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20140723-0065533.

This is improved property located at 8272 Tapoco Lane 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 14th day of October, 2020.

Jeffrey T. Hitchcock

Amber Ashby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey T. Hitchcock and Amber Ashby, 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 14th day of October, 2020.

Notary Public
My Commission Expires: _____