Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00

Clausyl Julius Plummer II
Affiant

Subscribed and sworn to before me this 17th day of November, 2020.

Notary Public
My commission expires: 2-14-23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 518475 DEEDWARR
11/19/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20201119-0136134

Address of New Owner:	Send Tax Bills to:	Tax Information
Clausyl Julius Plummer, II 724 North Wickshire Way Brentwood, TN 37027	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	172-09-0A-105.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cheryl L. Read, an unmarried woman,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Clausyl Julius Plummer, II and Antoinette N. Plummer, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 105 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, as of record in Book 9700 Page 665 and 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy J. Chubbs and wife, Cheryl L. Chubbs by deed from The Jones Company Custom Homes of Tennessee Inc. of record in Book 11689 Page 775, Register's Office for Davidson County, Tennessee, and dated September 30, 1999. Timothy Jay Chubbs conveyed his interest to Cheryl Read Chubbs by Quitclaim Deed of record in Instrument No. 20070205-0015076. And being further conveyed to Cheryl L. Read by Quitclaim Deed of record in Instrument No. 20070403-0039926.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Banbury Crossing of record in Plat Book 9700 Page 665 & 666 Register's Office for Davidson County, Tennessee.

2. By-Laws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

3. Charter of Banbury Crossing Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 10369 Page 48 and amended in Book 11218 Page 180, Instrument No. 20010523-0053234, 20030728-0105031, 20051020-0126681and as amended and of record Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 724 North Wickshire Way, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of November, 2020.

Cheryl L. Read

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of November, 2020, before me personally appeared Cheryl L. Read, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY