THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541038** Karen Johnson Davidson County Batch# 881672 DEEDWARR 06/30/2022 10:00:30 AM 3 pgs Fees: $18.00 Taxes: $2,889.70 20220630-0075870	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $781,000.00 Affiant Subscribed and sworn to before me, this 10th day of June, 2022. Notary Public My Commission Expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Traci Jeanne Huff and Dawson Huff 63 Nickleby Down Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 01 0A 042.00

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, **Scott A. Hale, and wife, Jennifer Hale** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Traci Jeanne Huff and Dawson Huff, 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:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Copperfield Revised of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Hale, and wife, Jennifer Hale, by Warranty Deed from Don Hale and wife, Dixie M. Hale, of record in Instrument No. 20110621-0047569, in the Register's Office of Davidson County, Tennessee, dated June 17, 2011 and recorded on June 21, 2011.

Being the same property conveyed to Don Hale and wife, Dixie M. Hale, by Warranty Deed from Michael Livingston, unmarried, and John Livingston, unmarried, of record in Instrument No. 20050204-0013515, in the Register's Office of Davidson County, Tennessee, dated January 31, 2005 and recorded on February 04, 2005.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Copperfield Revised, as recorded in Plat Book 6900, Page(s) 555-559.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7071, Page 482 and Amendment recorded in Book 7208, Page 889 and Instrument No. 20191127-0122984.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6779, Page 296 and re-recorded in Book 6783, Page 973.

Easement for Grant of Transmission Line, recorded in Book 2437, Page 8 and Book 2438, PAge 376.

Easement for Water and Sewerage Services, recorded in Book 7593, Page 488 and Book 7593, Page 511.

This is improved property located at 63 Nickleby Down 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 10th day of June, 2022.

Scott Hale
Scott A. Hale

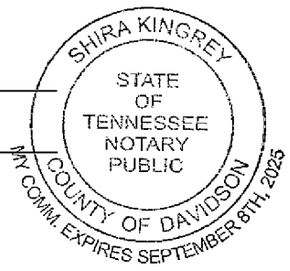
Jennifer Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott A. Hale and Jennifer Hale**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-10-22.

Affiant Signature — Date: 6-10-22

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of June, 2022.

Notary Signature

My Commission Expires: 1/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON