THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16067917** BILL GARRETT, Davidson County Trans:T20160050830 DEEDWARR Recvd: 06/15/16 15:12 2 pgs Fees:13.00 Taxes:2662.15 20160615-0060743	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $719,500.00. Mary Spitznagle Affiant Subscribed and sworn to before me, this 10th day of June, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Cherie Meyer Moore 119 Abbeywood Drive Nashville TN 37215-6145	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0F-030.00-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, **Clayton B. Tate, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cherie Meyer Moore, unmarried**, ("Grantee"), her 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. 30 on the Plan of Burton Hills Village of Abbeywood, Tract 21 of record in Plat Book 6900, Page 223, as amended in Book 7147, Page 423, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clayton B. Tate, a married man by Warranty deed from Lida Hoskins Burke, unmarried of record in Instrument No. 20160223-0017044 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016.

Hannah Tate joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Clayton B. Tate.

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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 223 and Book 7147, Page 423, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of PUD Boundary Plat record in Book 6250, Page 978, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, of record in Book 6326, Page 588, amended in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 7146, page 193, Book 9790, page 987 and Book 9882, page 733, Book 11407, Page 927 and Instrument No. 20031219-0181028, as Assignment of Rights and status of Developer recorded in Book 8967, page 727, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Restrictions of record as Instrument Number 20160223-0017044 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Terms and provisions of By-Laws of Burton Hills of record in Book 7076, Page 763, in the Register's Office for Davidson County, Tennessee.
Charter for Burton Hills HOA of record in Book 6517, Page 505, amended in Book 6921, Page 216, Book 6665, Page 1, Book 6921, Page 210, Book 6517, Page 511, Book 6921, Page 214 and Book 7189, Page 72, in the Register's Office for Davidson County, Tennessee.
Charter for Burton Hill Recreational Association of record in Book 6517, Page 511 amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee.
Charter for Burton Hills Village of Abbeywood HOA of record in Book 7189, Page 73, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Book 6917, Page 699 and Book 6930, pages 483 & 485, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer and drainage easement of record in Book 3702, Page 250, Book 4298, page 491 and Book 7519, page 978, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 10859, Page 13, in the Register's Office for Davidson County, Tennessee.
Deed Conveyance of record in Book 7275, Page 826, Book 7240, page 543 and Book 7240, page 605, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, page 416, in the Register's Office for Davidson County, Tennessee.
Assignment of Water Taps and Sewer Taps Burton Hills of record in Book 9193, Page 523, in the Register's Office for Davidson County, Tennessee.
Easement for maintenance and use of a driveway of record in Book 7770, Page 873, in the Register's Office for Davidson County, Tennessee.
Easement for air conditioner and maintenance of said air conditioner of record in Book 7902, Page 74, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 119 Abbeywood Drive Nashville TN 37215-6145

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, Grantors hav executed this instrument on this 10th day of June, 2016.

Clayton B. Tate

Hannah Tate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton B. Tate and Hannah Tate, 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, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018