THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 160890**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2016. Notary Public My Commission Expires: 2/9/2020

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

WARRANTY DEED

Address New Owner: Nicholas Adler and Ann Adler 45 Annandale Nashville TN 37215-5821	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 158-04-0A-062.00-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, **Keith Churchwell and wife, Leslie Douglas-Churchwell.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicholas Adler and Ann Adler, husband and wife**, ("Grantees"), their 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. 21 on the Plan of Revised Section Two, Otter Wood of record in Plat Book 6900, Page (s) 598 through 602, inclusive, 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 Keith Churchwell and wife, Leslie Douglas-Churchwell by Warranty deed from Lis W. Williams, married of record in Instrument No. 20030228-0027126 Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on February 28, 2003.

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), 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 (s) 598 through 602, Inclusive, 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 7260, Page 483, as amended in Book 8762, Page 199, 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.

By-Laws of record in Book 7260, Page 505, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/29/16 15:45 3 pgs
Fees:18.00 Taxes:3237.50
20160929-0102956

Charter of Otterwood Homeowners Association, Inc., of record in Book 7292, Page 315, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of Addition(s) to common open space of record in Plat Book 9700, Page 529 and Plat Book 8250, Page 859, Register's Office for Davidson County, Tennessee.
Subject to perpetual non-exclusive easement for ingress/egress over and across easement area set forth in an instrument of record in Book 7667, Page 218, as corrected in Book 7942, Page 678, Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government for sanitary sewer of record in Book 7474, Page 695, Register's Office for Davidson County, Tennessee.
Transmission Line Easement(s) of record in Book 2248, Page 618, Book 2271, Page 196 and Book 2249, Page 86, Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government for water pumping station and water main of record in Book 8204, Page 251, Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government for water booster pumping station of record in Book 11030, Page 853, Register's Office for Davidson County, Tennessee.
Grant of Easement Transmission of record in Instrument Number 20130108-0002272, in the Register's Office for DavidsonCounty, Tennessee.
Deed of Conveyance of record in Book 8287, Page 64 and Book 8204, Page 243, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 10242, Page 71, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement water Mains and Appurtenances of record in Book 7959, Page 630, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 45 Annandale Nashville TN 37215-5821

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.

28 **IN WITNESS WHEREOF**, Grantors have executed this instrument on this day of September, 2016.

Keith Churchwell

Leslie Douglas-Churchwell

STATE OF Connecticut
COUNTY OF New Haven)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Churchwell and Leslie Douglas-Churchwell, 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 28th day of September, 2016.

Notary Public
My Commission Expires: 8/31/17

BRENT IACOBELLI
Notary Public, State of Connecticut
My Commission Expires Aug. 31, 2017

True Copy Certification

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

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

