THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109607**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Ross E. Saunders Affiant Subscribed and sworn to before me, this 21st day of October, 2016. Notary Public My Commission Expires: _____

mail

BILL GARRETT, Davidson County
Trans:T20160095515 DEEDWARR
Recvd: 10/28/16 13:45 2 pgs
Fees:13.00 Taxes:2719.50
20161028-0114174

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ross Saunders and Karen Saunders 5 WYNSTONE Nashville TN 37215-5800	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158040A11200CO

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, **Kayla Wright, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross E. Saunders and Karen E. Saunders, husband and wife**, ("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 54, SECTION 3, OTTER WOOD (also referred to as Otterwood), as shown on plat of record in Plat Book 6900, Pages 788, 789 & 790, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Gerald A. Wright, married to Kayla Wright, married, as recorded on the 8th day of October, 2015 in Instrument No. 20151008-0102553 and Warranty Deed from Bobbie Lynn Clift to Gerald A. Wright, as recorded on the 8th day of October, 2009 in Instrument No. 20091008-0093742, in the Register's Office of Davidson County, Tennessee.

Subject property is not primary marital residence of Grantor.

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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, OTTER WOOD (also referred to as Otterwood), as recorded in Plat Book 6900, Page(s) 788, 789 & 790.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7260, Page 483 and Book 8762, Page 199.

Charter of Otterwood Homeowners Association, Inc., recorded in Book 7292, Page 315.

Easement for Public Utility, recorded in Book 7667, Page 218.

Easement for Transmission to Piedmont Natural Gas Co., recorded at Instrument Nos. 20130129-0009256, 20130129-0009259 and 20130129-0009299.

Conveyance for construction of water booster pumping station recorded in Book 11030, Page 853.

Conveyance for water and sewer services recorded in Book 7474, Page 695, Book 8204, Page 243, Book 8204, Page 251, Book 8204, Page 256 and Book 8204, Page 239.

This is improved property located at 5 WYNSTONE Nashville, TN 37215-5800.

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 21st day of October, 2016.

Kayla Wright

Kayla Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kayla Wright, 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 21st day of October, 2016.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____