THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170612464** BILL GARRETT, Davidson County Trans:T20170067183 DEEDWARR Recvd: 08/04/17 08:20 2 pgs Fees:13.00 Taxes:3293.00 20170804-0079578	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$890,000.00. Affiant Subscribed and sworn to before me, this27th day of July,2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Pamela Denise Peters and Stephen Gregory Butler 23 ANNANDALE Nashville TN 37215-5820	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158-04-0A-073.00 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, **John Doerr and Julie Doerr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Denise Peters, an unmarried woman and Stephen Gregory Butler, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

joint tenants with right of survivorship

A tract of land in the City of Forest Hills, Davidson County, Tennessee, said tract of land being shown as a portion of Lot No. 10 on the final plat of Otter Wood, Section Two, as recorded in Book 6900, Page 599, and revised in Book 6200, Page 749, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Annandale, said point being 2,492 feet Southerly more or less from the right-of-way intersection of Annandale and Otter Creek Road and proceeding as follows: Southerly along said right-of-way, S 14° 46' 02" E, for a distance of 51.00 feet to a concrete monument; thence, continuing along said right-of-way with a curve to the left having a radius of 790.13 feet, a distance of 78.03 feet to an iron pin; said curve has a chord bearing a distance of S 17° 35' 47" E, 78.00 feet; thence, with a common property line between lot 11 and this herein described tract, S 71° 58' 29" W, for a distance of 456.07 feet; to a concrete monument, said point being the most Northwesterly corner of said lot 11; thence, with a common property line between the remaining portion of lot 10 and this herein described tract, N 18° 33' 28" W, for a distance of 150.77 feet to a concrete monument, said point being the most Southwesterly corner of lot 9; thence, with a common property line between said lot 9 and this herein described tract, N 74° 41' 17" E, 461.47 feet to an iron pin in the Westerly margin of Annandale, the point of beginning and containing 63,982 square feet or 1.469 acres of land more or less.

Being the same property conveyed to John Doerr and wife, Julie Doerr by General Warranty Deed from Otter Wood, Ltd., a Tennessee Limited Partnership, recorded on the 20th day of April, 1988 in Deed Book 7522, Page 377, in the Register's Office of Davidson County, Tennessee.

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 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 458-459 and Plat Book 6900, Page 598-599, Revised in Plat Book 6200, Page 749.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7260, Page 483, Book 8762, Page 199, (Partial Release of Restrictions recorded in Book 9919, Page 689 and Book 10954, Page 905).

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

Easement for Ingress/Egress, recorded in Book 7667, Page 218.

Easement for Transmission Easement, recorded in Book 2248, Page 618, Book 2249, Page 86, Book 2271, Page 196 and Instrument No. 20130129-0009299.

Easement for Transmission Easement, recorded in Instrument Nos. 20130129-0009256 and 20130129-0009259.

This is improved property located at 23 ANNANDALE Nashville TN 37215-5820

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 27th day of July, 2017.

John Doerr

Julie Doerr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Doerr and Julie Doerr, 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 27th day of July, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018