THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114094** Bill Garrett Davidson County Batch# 36257 **DEEDWARR** 12/12/2017 09:55:27 AM 2 pgs Fees: $13.00 Taxes: $3,885.00 20171212-0126448	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00 Affiant Subscribed and sworn to before me, this 11th day of December, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Rule 710 OVERTON PARK Nashville TN 37215-2452	New Owner	Tax Parcel ID No. 117130B14500CO

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, **Rick Prather and Paula Prather, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Rule**, ("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. 710 on the Final Plat of Abbottsford, Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, of record in Instrument No. 20020305-0027572 as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rick Prather and Paula Prather, husband and wife by Warranty Deed from Frances Shmerling, unmarried, recorded on the 26th day of September, 2016 in Instrument No. 20160926-0101043, as corrected in Scrivener's Affidavit in Instrument No. 20170124-0007632, 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 2018 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 of ABBOTTSFORD, PHASE 2, REVISION 1, as recorded in Instrument No. 20020305-0027572 and 20020828-0104512.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6478, Page 177, Book 6530, Page 242, Book 8106, Page 1, Book 8627, Page 254, Book 9381, Page 876, Book 6537, Page 303, Book 6576, Page 509, Book 6578, Page 302, Book 10458, Page 810 and Instrument Nos. 20010330-0030930, 20010502-0045152, 20010514-0049648, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264, 20160523-0051265 and 20160523-0051266.

Terms and provisions of by-Laws recorded in Book 8627, Page 254, Book 9381, Page 876 and Instrument No. 20131218-0127949.

Charter of Homeowners Association recorded in Book 6548, Page 213.

Easement for Irrigation, recorded in Instrument No. 20050927-0116078.

Easement for Water Pipeline, recorded in Book 5128, Page 953.

Easement for Utilities, recorded in Book 8643, Page 272.

Easement for Gas/Fuel Lines, recorded in Book 7272, Page 246.

Wall Easement recorded in Book 9421, Page 147.

Conveyance for Roadways, Open Space, Landscaped Areas, Drainage Facilities & Common Areas recorded at Instrument No. 20041214-0148658.

Parking Rules recorded at Instrument No. 20140307-0019563.

Leasing Rules recorded at Instrument No. 20140408-0029142.

Storm Water Detention Agreement recorded in Book 6555, Page 328 and Instrument No. 20010425-0040838.

This is improved property located at 710 OVERTON PARK Nashville TN 37215-2452

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 11th day of December, 2017.

Rick Prather

Paula Prather

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rick Prather and Paula Prather, 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 11th day of December, 2017.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018