WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1876

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315561

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2018.

Notary Public
My Commission Expires: 7/6/2020

BRIAN SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Bill Garrett Davidson County
Batch# 93053 DEEDWARR
05/16/2018 11:23:50 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20180516-0046723

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Drew Fisher	Regions Bank dba Regions Mtg	Tax Parcel ID No.
7017 Bay Cove Trail	2050 Parkway Office Circle	141-11-0A-068.00 CO
Nashville TN 37221	Birmingham, AL 35244	

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, **William A. Boutwell and wife Carolyn C. Boutwell now known as Carolyn Boutwell Westerman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Fisher, unmarried,** ("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. 169 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, Pages 184 and 185, Register's Office for said County.

Said Lot No. 169 fronts 80.0 feet on the Northerly margin of Bay Cove Trail and extends back 182.02 feet on the Easterly line and 180.96 feet on the Westerly line to a dead line in the rear, measuring 80.01 feet thereon.

Being the same property conveyed to William A. Boutwell and wife, Carolyn C. Boutwell by Warranty Deed from Arthur C. Coble, Jr. and wife, Browndalyn J. Coble, recorded on the 5th day of February, 1996 in Deed Book 9938, Page 154, 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 ROLLING RIVER ESTATES, PHASE IV, as recorded in Plat Book 5200, Page(s) 184-185, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950; Book 4871, Page 640; Book 4892, Page 689 and Book 5463, Page 238, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Book 4892, Page 679 .
Charter of Homeowners Association recorded in Book 4892, Page 671 and Book 8276, Page 552.

Conveyance for Common Areas, Open Space, Roadways, Park Areas, Access Public Utility Easements recorded in Book 5689, Page 652.

This is improved property located at 7017 Bay Cove Trail Nashville TN 37221

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 14th day of May, 2018.

William A. Boutwell

Carolyn C. Boutwell aka Carolyn Boutwell

Carolyn C. Boutwell nka Carolyn Boutwell Westerman

Westerman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A. Boutwell and Carolyn C. Boutwell nka Carolyn Boutwell Westerman, 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 14th day of May, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON