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

CRT File No. 181017977

Karen Y Johnson Davidson County
Batch# 156143 **DEEDWARR**
11/02/2018 10:44:41 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20181102-0108786

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blake C. Simpson and Ricardo Wray 505 London Way Nashville TN 37221	New Owner	Tax Parcel ID No. 142-16-A-002.00 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, **Alison C. Bueschen and Anton J. Bueschen, wife and husband as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake C. Simpson and Ricardo Wray, 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 No. 2 on the Plan of Devon Park, Phase One of record in Plat Book 5200, Pages 670-672, 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 by Deed of Correction at Instrument No. 20110301-0016271; Quitclaim Deed from Alison C. Elliott to Alison C. Bueschen, married, and Anton J. Bueschen, married, as tenants in common without rights of survivorship and specifically not as tenants by the entireties, as recorded on the 9th day of November, 2010 in Instrument No. 20101109-0090023 and Warranty Deed from Patrick T. Hutchinson and spouse Rebecca A. Hutchinson to Alison C. Elliott, as recorded on the 25th day of September, 2008 in Instrument No. 20080925-0097509, 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 2019 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 DEVON PARK, PHASE ONE, as recorded in Plat Book 5200, Page(s) 670, 671 and 672, 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 Deed recorded in Book 6176, Page 7; Book 6541, Page 542 and Book 6967, Page 156, 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 8276, Page 53.

Charter of Homeowners Association recorded in Book 7372, Page 862.

Easement for Transmission Line, recorded in Book 4596, Page 650.

Easement for Water Line, recorded in Book 5258, Pages 240, 242, 252 and 276; Book 5459, Page 654; Book 5473, Pages 171 and 175.

Storm Water Detention Agreement recorded in Book 6145, Page 252.

This is improved property located at 505 London Way 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 1st day of November, 2018.

Alison C. Bueschen

Anton J. Bueschen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alison C. Bueschen and Anton J. Bueschen, 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 1st day of November, 2018

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021