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

CRT File No. 181118365

Karen Y Johnson Davidson County
Batch# 164651 **DEEDWARR**
11/26/2018 09:22:03 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20181126-0114992

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerre Richards and Denise Richards 204 Kensington Park Nashville TN 37215	New Owner	Tax Parcel ID No. 117130B12200CO

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, **Donald L. Rausch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerre Richards and Denise Richards, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 204 on the Plan of Revision of Lot 204 Abbottsford P.U.D., of record in Plat Book 6200, Page 343, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald L. Rausch, unmarried by Warranty Deed from Jon D. Tutor and wife, Thelma M. Tutor, recorded on the 3rd day of August, 1994 in Deed Book 9426, Page 593, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419-421, amended in Book 6771, Page 683 and Book 6800, Page 164, revised in Book 6200, Page 343.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6537, Page 303; Book 6478, Page 177; Book 6530, Page 242; Book 6576, Page 509; Book 6578, Page 302; Book 6591, Pages 347 and 352; Book 6601, Page 966; Book 6607, Pages 519, 524 and 529; Book 6592, Page 400; Book 6619, Pages 931, 936 and 946; Book 6628, Page 721; Book 6638, Pages 351, 356, 366, 371 and 376; Book 6653, Pages 113, 118, 124, 129 and 134; Book 6680, Page 496; Book 6711, Page 360; Book 6728, Pages 332 and 337; Book 6735, Pages 853, 858, 863 and 868; Book 6749, Page 189; Book 6755, Pages 269 and 274; Book 6771, Pages 683, 688 and 693; Book 6787, Page 197; Book 6849, Pages

128 and 133; Book 7406, Page 481; Book 6787, Page 197; Book 6800, Page 164; Book 8106, Page 1; Book 10458, Page 810, Instrument Nos. 20010330-0030930; 20131218-0127945; 20131218-0127946; 20140307-0019563; 20140408-0029142; 20150511-0042928; 20160523-0051264; 20160523-0051265 and 20160523-0051266.

Quitclaim Deed for common areas recorded in Book 7175, Page 761.

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

Storm Water Detention Agreement recorded in Book 6555, Page 328.

By Laws recorded in Book 8627, Page 254, Book 9381, Page 876 and Instrument No. 20131218-0127949.

This is improved property located at 204 Kensington Park Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 November, 2018.

Donald L. Rausch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald L. Rausch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022