THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219374** Karen Johnson Davidson County Batch# 215409 DEEDWARR 04/09/2019 09:53:29 AM 2 pgs Fees: $13.00 Taxes: $1,428.20 20190409-0032176	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$386,000.00 Affiant Subscribed and sworn to before me, this1st day of April, 2019. Notary Public My Commission Expires: 4-13-2022 KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam R. Despres and Holly Despres 920 Fairfale Court Nashville TN 37221	New Owner	Tax Parcel ID No. 141-05-0A-148.00 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, **Kristie L. Bush, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam R. Despres and Holly Despres, 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, Tennessee being Lot No. 148 on the Plan of Avondale Park, Phase 2, Section 2 B of record in Instrument No. 20161103-0116517 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to KRISTIE L. BUSH, by deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record in Instrument No. 20170404-0032857, dated March 31, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 141-05-0A-148.00 CO.

Matters shown on the Plan of record in Instrument No. 20161103-0116517, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, said Register's Office.

Grant of Transmission Line Easement of record in Book 4193, page 903 and Instrument No. 20060110-0003857, Order of record in Book 4273, page 280, said Register's Office.

Easement granted to U.S. Sprint Communications Company in Judgment of record in Instrument No. 20140114-0003778, said Register's Office.

This is improved property located at 920 Fairfale Court 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 April, 2019.

Kristie L. Bush

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristie L. Bush, 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 1st day of April, 2019.

Notary Public



My Commission Expires: _____