THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190319648** Karen Johnson Davidson County Batch# 219372 **DEEDWARR** 04/18/2019 08:39:18 AM 2 pgs Fees: $13.00 Taxes: $943.50 20190418-0035640	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00 Affiant Subscribed and sworn to before me, this 12th day of April, 2019. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Timothy Burns and Debbie Burns 104 Commonwealth Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0B-168.00-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, **Nina Ruth Ottinger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Burns and Debbie Burns, 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. 168 on the Plan of Section One, Lexington Point Subdivision of record in Plat at Instrument No. 20000830085624, 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 to Nina Ruth Ottinger by Warranty deed from Malcolm R. Stallings and wife Kimberly Stallings of record in Instrument No. 20030702-0091171 Register's Office for Davidson County, Tennessee, dated June 25, 2003 and recorded on July 02, 2003.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000830-0085624, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, as amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754; Instrument No. 20020219-0021061; Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Lexington Point Homeowner's Association of record in Instrument No. 20001020-0104424, in the Register's Office for DavidsonCounty, Tennessee.

Ingress and Egress Easement reserved of record in Book 11669, page 837, in the Register's Office for DavidsonCounty, Tennessee.

Public Utility Easement of record in Book 7601, page 404, in the Register's Office for DavidsonCounty, Tennessee.

Easement (s) to Bellsouth, as set forth in instrument recorded in Instrument No. 20010329-0030190, in the Register's Office for Davidson County, Tennessee.

Subject to plan of Newsom Land of record in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee.

Subject to easement granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, page 396, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Tennessee Electrical Power Company, as set forth in instrument recorded in Book 751, page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.

Subject to easement and right of way by Tennessee Valley Authority set forth Declaration of Taking of record in Book 4205, page 194, and Judgement of record in Book 4226, page 715, in the Register's Office for Davidson County, Tennessee.
Easement for Transmission Line of record in Book 4257, page 647, Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Harpeth Valley Utilities, as set forth in instrument recorded in Book 7526, page 315 and Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 200207290090372, in the Register's Office for Davidson County, Tennessee.

Drainage Easement of record in Instrument Number 200207290090373, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Instrument Number 20150123-0006862, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 104 Commonwealth 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 12th day of April, 2019.

Nina Ruth Ottinger _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nina Ruth Ottinger, 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 12th day of April, 2019.

_____ Notary Public

My Commission Expires: _____

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