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

CRT File No. 190319738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $344,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2019.

Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 223255 DEEDWARR
04/29/2019 10:43:16 AM 2 pgs
Fees: $13.00 Taxes: $1,274.65

20190429-0039042

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Marie McClain 1401 Scarcroft Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141-05-0A-328.00CO

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, **Mark Steven Photivihok and wife, Jessica Lauren Dondeville,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Marie McClain,** married, ("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, TN being Lot No. 328 on the Plan of Avondale Park, Phase 2, Section 3B of record in Instrument No. 20110208-0011099 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Ronnie D. Wilson, Jr. and wife, Brittany Wilson to Mark Steven Photivihok and wife, Jessica Lauren Dondeville as recorded on the 26th day of June, 2017 in Instrument No. 20170626-0063839 and Special Warranty Deed from NVR, Inc., Virginia Corporation T/A Fox Ridge Homes to Ronnie D. Wilson, Jr., married as recorded on the 30th day of September, 2011 in Instrument No. 20110930-0075860, 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 AVONDALE PARK, PHASE 2, SECTION 3B, as recorded in Instrument No. 20110208-0011099 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20081203-0117452, 20090331-0028791, 20101223-0102254 and 20190313-0023161.

Easement for Access, recorded in Instrument No. 20041207-0145662.

Easement for Grant of Transmission Line, recorded in Book 4193, Page 903 and Instrument No. 20060110-0003857.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-WB-19-1401

Easement for Public Utilities, recorded in Instrument Nos. 20040204-0013639, 20040204-0013640 and 20040204-0013641.

Easement for Electric Power Line, recorded in Book 7601, Page 400.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Deed to United States of America recorded in Book 4118, Page 694, Book 4228, Page 635 and Order recorded in Book 4273, Page 280.

Easement for sewer line, recorded in Book 7601, Page 400.

Easement for water main across the Dower Tract, a part of the property, from the 38.71 acre tract conveyed to John Smallman Cowden, recorded in Book 1237, Page 674 to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed recorded in Book 840, Page 540).

Easement for water line, recorded in Book 5738, Page 819 and partial abandonment recorded at Instrument No. 20080826-0087638.

Easement for Landscape, recorded in Instrument No. 20090414-0033629.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293.

Easement for water line, recorded in Book 5738, Page 832 and Instrument No. 20080818-0084836.

A portion of the property is within the 100 year flood plain as shown on the overall boundary layout of Ragan-Smithy-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

This is improved property located at 1401 Scarcroft Lane 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 24th day of April, 2019.

Mark Steven Photivihok

Jessica Lauren Dondeville

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Steven Photivihok and Jessica Lauren Dondeville, 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 24th day of April, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 7, 2021