Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 253608 **DEEDWARR**
07/08/2019 08:41:53 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20190708-0066050

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
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 $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Carol McMaster	NEW OWNER	160-16-0-C-080.00 CO
(NAME)	(NAME)	
504 Old Towne Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Abington Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Carol McMaster and Kyle Melvin McMaster, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 80 on the plan of a Horizontal Property Regime (Private Element), The Terraces at Brentwood Chase, a Revision of Old Towne at Brentwood Chase, as of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregg A. Stanley by Warranty Deed from Ryan Patrick McDonald and Anna Chatham McDonald, husband and wife, of record in Instrument No. 20161207-0128333, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Abington Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Gregg A. Stanley, dated May 31, 2017, of record in Instrument No. 20170605-0056207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Instrument No. 20001103-0109137 and Instrument No. 20000713-0069317; restrictions of record in Instrument No. 20000831-0086367, Instrument No. 20001214-0123057, Instrument No. 20010119-0005975, Instrument No. 20010325-0029845 and Instrument No. 20041206-0144631; Articles of Incorporation/Charter for HOA of record in Instrument No. 20001214-0123056; Bylaws of record in Instrument No. 20001214-0123058; Stormwater Detention Agreement of record in Book 11115, page 281 and Book 11115, page 286; Easement for water mains of record in Book 8371, page 320; Easement for construction and maintenance of drainage facility of record in Book 7902, page 389; Quitclaim Deed to Homeowners' Association for Open Space of record in Instrument No. 20010208-0012530; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 504 Old Towne Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of July, 2019.

Abington Properties, LLC

By: _____

Matt Willms, its Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Matt Willms with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Abington Properties, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 2nd day of July, 2019.

_____

Notary Public

My Commission Expires: _____

File No.: 29524

