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

CRT File No. 190621392

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2019.

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 269640 DEEDWARR
08/12/2019 08:52:05 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20190812-0079796

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
E Townes Duncan and Ellen M. Duncan 815 Foster Hill Nashville TN 37215	New Owner	Tax Parcel ID No. 117-13-0B-044.00-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, **Diane M. McCrystal, Trustees of The Thomas McCrystal and Diane McCrystal Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E Townes Duncan and Ellen M. Duncan, 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. 815 on the Plan of A Plat of Phase One of Abbottsford, a Planned Unit Development of record in Plat Book 6250, Page (s) 419 through 421 inclusive,, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, as amended in Book 6771, Page 683, Book 6800, Page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas R. McCrystal and Diane M. McCrystal, Trustees of The Thomas McCrystal and Diane McCrystal Living Trust dated December 08, 2015 by Warranty deed from Amy Davis Campbell, Trustee of The Anita T. Davis Family Trust dated July 12, 2011 of record in Instrument No. 20160919-0098073 Register's Office for Davidson County, Tennessee, dated September 06, 2016 and recorded on September 19, 2016.

Thomas R. McCrystal having since died on December 3, 2018 in 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.

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

Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 419 through 421, as amended in Book 6771, Page 683, and corrected by Surveyors Certificate of Correction in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Book 6537, Page 303, 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford with By-Laws of Abbottsford Homeowners Association, Inc., appended thereto, of record in Book 8106, Page 1, as amended in Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument No. 20010330-0030930; Instrument No. 20010502-0045152; Instrument No. 20010514-0049648; Instrument No. 20131218-0127945; Instrument No. 20131218-0127946, Instrument No. 20131218-0127949; Instrument No. 20150511-0042928, Instrument No. 20160523-0051266, Instrument No. 20160523-0051264 and Instrument No. 20160523-0051265, 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 Abbottsford Homeowner's Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee.

Abbottsford Homeowners Association, Inc., Parking Rules of record in Instrument Number 20140307-0019563, in the Register's Office for Davidson County, Tennessee.

Abbottsford Homeowners Association, Inc., Leasing Rules of record in Instrument Number 20140408-0029142, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Abbottsford Homeowner's Association of record in Book 7175, Page 761, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6555, Page 328, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 1037, Page 572 and Book 1286, Page 690, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants and Reciprocal Easements of record in Book 6478, Page 177 and amended in Book 6530, Page 242, 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 815 Foster Hill Nashville TN 37215

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 8th day of August, 2019.

The Thomas McCrystal and Diane McCrystal Living Trust dated December 08, 2015

BY: Diane M. McCrystal
Diane M. McCrystal, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane M. McCrystal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that Diane M. McCrystal is the Trustee of The Thomas McCrystal and Diane McCrystal Living Trust dated December 08, 2015, Which is a revocable living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th day of August, 2019.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: _____