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

**CRT File No. 190621260**

Karen Johnson Davidson County
Batch# 272295 DEEDWARR
08/16/2019 09:16:43 AM 2 pgs
Fees: $13.00 Taxes: $3,718.50
20190816-0082046

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,005,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

Notary Public
My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 28, 2022

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Yi Song<br>5625 Ottershaw Court<br>Brentwood TN 37027 | New Owner | Tax Parcel ID No.<br>159-10-0A-007.00 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, **Patricia W. Bolin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yi Song**, ("Grantee"), his 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(s) 7, as shown on the map entitled P.U.D. Boundary and Final Plat of Ottershaw Subdivision, of record in Plat Book 7900, page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICIA W. BOLIN, by deed from OTTERSHAW DEVELOPMENT COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 9315, page 961 , dated April 15, 1994 , said Register's Office.

Marion Bolin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 159-10-0A-007.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 678, 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 Book 9269, page 483, said Register's Office.

Storm Water Detention Agreement of record in Book 9541, page 475 and Book 9701, page 715, said Register's Office.

This is improved property located at 5625 Ottershaw Court Brentwood TN 37027

**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 15th day of August, 2019.

Patricia W. Bolin

Patricia W. Bolin

Marion D. Bolin

Marion Bolin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia W. Bolin and Marion Bolin, 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 15th day of August, 2019.

Kate Rosenthal

Notary Public

My Commission Expires: 