THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822113** Karen Johnson Davidson County Batch# 277945 DEEDWARR 08/30/2019 10:01:30 AM 3 pgs Fees: $18.00 Taxes: $906.50 20190830-0087723	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2019. Notary Public My Commission Expires: 9/25/19 VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Sherman Raines 3405 Chateau Valley Lane Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059 15 0A 054.00CO

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, **Asa H. Spicer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherman L. Raines, a married man** ("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. 129, on the Plan of Final Plat, Phase II, Chateau Valley, of record in Book 8250, Page 932, Register's Office for Davidson County, to which Plan reference is made for a complete description.

Being the same property conveyed to Asa H. Spicer, unmarried by Warranty Deed from Tolbert Chisum, Trustee of the Phoenix II Trust u/a/d June 27, 2012, of record in Instrument No. 20130701-0067732, in the Register's Office of Davidson County, Tennessee, Dated June 19, 2013 and recorded on July 01, 2013.

Ashley Spicer 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.

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 FINAL PLAT, PHASE II, CHATEAU VALLEY, as recorded in Plat Book 8250, Page(s) 932.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACT BOUNDARY AND P.U.D BOUNDARY PLAT OF CHATEAU VALLEY, as recorded in Plat Book 6900, Page(s) 823 and revised in Plat Book 6900, Page 847.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7835, Page 86.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 200007190071375.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 9466, Page 749.

Quit Claim Deed to Homeowner Association of record in Instrument No. 20060405-0039304, in · the said Register's Office.

Agreement of record in Instrument No. 20090721-0068361, in the said Register's Office.

This is improved property located at 3405 Chateau Valley Lane Nashville TN 37207

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 29th day of August, 2019.

Asa H. Spicer

Ashley Spicer by Asa H. Spicer as Attorney-In-Fact

Ashley Spicer by Asa H. Spicer as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Asa H. Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ashley Spicer and that he is authorized by Ashley Spicer to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of August, 2019.

Notary Public

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

My Commission Expires: _____

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019