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

CRT File No. 190721649

Karen Johnson Davidson County
Batch# 278286 DEEDWARR
09/03/2019 09:47:48 AM 2 pgs
Fees: $13.00 Taxes: $4,071.11
20190903-0088253

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,300.00

Affiant

Subscribed and sworn to before me, this30th day of August, 2019.

Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Ainlay and Joanne Ainlay 5609 Ottershaw Court Nashville TN 37027	New Owner	Tax Parcel ID No. 159-10-0A-003.00 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, **T. Scott Hoffman and Sara G. Hoffman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Ainlay and Joanne Ainlay, 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:

Being Lot No. 3 as shown on the Plan 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 description.

Being the same property conveyed to T. Scott Hoffman and wife, Sara G. Hoffman by Warranty Deed from Fletcher D. Foster, a single person and Dennis J. Johnson, a single person, recorded on the 24th day of July, 2006 in Instrument No. 20060724-0088480, 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 OTTERSHAW SUBDIVISION, as recorded in Plat Book 7900, Page(s) 678, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 9269, Page 483, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Detention, recorded in Book 9701, Page 715 and Book 9541, Page 475, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5609 Ottershaw Court Nashville 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 30th day of August, 2019.

T. Scott Hoffman

Sara G. Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, T. Scott Hoffman and Sara G. Hoffman, 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 30th day of August, 2019.

Notary Public

My Commission Expires: _____

