Karen Johnson Davidson County
Batch# 285198 DEEDWARR
09/13/2019 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20190913-0092750

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721883** JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2019. Notary Public My Commission Expires: 8.20.2023

WARRANTY DEED

Address New Owner: Paul Ackerman, Jr. and Gail Ackerman 405 Charlesgate Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 09 0C 019.00

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, **Colin Willis and Hazel Thornton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Ackerman, Jr. and Gail Ackerman, 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 19, Plan of Burlington, as shown on plat of record in Plat Book 5200, Pages 403-406, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Colin Willis and wife, Hazel Thornton, by Warranty Deed from William B. Crenshaw and Courtney Crenshaw Kapp, Trustees of the Jo Ann Bryant Crenshaw Trust, established by the Trust agreement of Jo Ann Bryant Crenshaw dated August 30, 2006, of record in Instrument No. 20110705-0051284, in the Register's Office of the Davidson County, Tennessee, dated June 29, 2011 and recorded on July 05, 2011.

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 Burlington, as recorded in Plat Book 5200, Page(s) 403-406.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5863, Page 796, amended in Book 6046, Page 134.

Easement for sanitary sewers, recorded in Book 3401, Page 545.

Charter for Burlington Homeowners' Association, Inc. of record in Book 6018, Page 349

This is improved property located at 405 Charlesgate Court 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 12th day of September, 2019.

Colin Willis

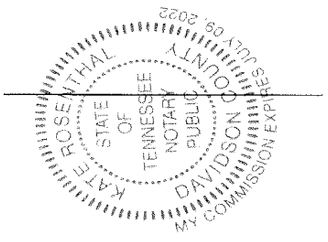
Hazel Thornton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colin Willis and Hazel Thornton, 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 12th day of September, 2019.

Notary Public

My Commission Expires: 

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 3, 2023