THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922640** Karen Johnson Davidson County Batch# 295444 DEEDWARR 10/03/2019 11:17:45 AM 2 pgs Fees: $13.00 Taxes: $1,498.50 20191003-0101219	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. KCR Affiant Subscribed and sworn to before me, this 30th day of September, 2019. Notary Public My Commission Expires: 9/17/21 SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner: Patrick D. Witherington Kate S. Witherington 273 Cumberland Circle Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095-02-148.00

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, **Linda Suddarth, Trustee of the Syler Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick D. Witherington and Kate S. Witherington, 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, TN, being Lot No. 26 as shown on the map entitled Craigmeade Subdivision, of record in Plat Book 2900, Page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Quitclaim Deed from Raymond Leon Syler Revocable Trust Agreement, as provided for upon the death of Raymond Leon Syler, now deceased, Linda L. Suddarth, as Trustee of the Raymond Leon Syler Revocable Trust to Syler Family Trust, as recorded on the 4th day of February, 2009 in Instrument No. 20090204-0009691; Deed of Correction from Raymond Leon Syler and Mildred Louise Syler to Raymond Leon Syler Revocable Trust as recorded on the 29th day of October, 2007 in Instrument No. 20071029-0127215; Quitclaim Deed from Raymond Leon Syler and Mildred Louise Syler to Raymond Leon Syler Revocable Trust, as recorded on the 9th day of July, 2007 in Instrument No. 20070709-0081682 and Warranty Deed from Larry Thompson, unmarried to Raymond Leon Syler and wife, Mildred Louise Syler, as recorded on the 15th day of December, 2005 in Instrument No. 20051215-0150605, in the Register's Office of Davidson County, Tennessee.

Property erroneously vested as the Trust rather than Trustee. Linda Suddarth being the Trustee of the Syler Family Trust.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRAIGMEADE SUBDIVISION, as recorded in Plat Book 2900, Page(s) 121, in the Register's Office of Davidson County, Tennessee.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3135, Page 283 and Book 6680, Page 862, in the Register's Office of Davidson County, Tennessee.

Easement for Landscaping Easement, recorded in Book 7159, Page 394, in the Register's Office of Davidson County, Tennessee.

Restrictive Covenant recorded in Book 11334, Page 293, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 200 Craigmeade Drive Nashville, TN 37214

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 September, 2019.

Syler Family Trust

Linda Suddarth

By: Linda Suddarth, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Suddarth**, 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 she is Trustee of the **Syler Family 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 30th day of September 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021