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

CRT File No. 200124361

Karen Johnson Davidson County
Batch# 351742 **DEEDWARR**
02/03/2020 08:36:51 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20200203-0011917

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Maury

The actual consideration or value, whichever is greater, for this transfer is: $281,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public
My Commission Expires:

CINDY J. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary Keith Crane and Grace Marion Crane 4809 Enoch Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161-10-0B-157.00 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, **Carrie Elizabeth Ward, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Keith Crane and Grace Marion Crane, husband and wife**, ("Grantees"), their 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) 3 , as shown on the map entitled Final Plat Villages of Brentwood Phase Eleven, of record in Plat Book 9700, page 949 and amended in Instrument No. 20031219-0181287, 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 CARRIE ELIZABETH WARD, by deed from JASON THOMAS CHURCH, of record in instrument No. 20120521-0043627, dated May 10, 2012 , said Register's Office.

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 2020 and subsequent years for Map-Par. 161-10-0B-157.00 CO.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 949, as amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6393, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 20000606-0056066, Book 6398, Page 495, Page 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee.
Charter of Villages of Brentwood HOA of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.

Charter of Brentwood Summit HOA of record in Instrument Number 20000606-0056067, in the Register's Office for Davidson County, Tennessee.

Conveyance of open space to HOA of record in Instrument Number 20012140-122894, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress & Egress easement of record in Book 11076, Page (s) 537 and 666 and Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 7460, Page 62 and Book 7460, Page 75, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4809 Enoch Drive Nashville TN 37211

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 31st day of January, 2020.

Carrie Elizabeth Ward

Carrie Elizabeth Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carrie Elizabeth Ward, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022