35240

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 4th day of February, 2020. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35240-01-2020**	

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Karen Johnson Davidson County
Batch# 358829 DEEDWARR
02/14/2020 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20200214-0017354

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kenneth W. Weiss & Julia Weiss 606 Green Park Nashville, TN 37215	Kenneth W. Weiss & Julia Weiss 606 Green Park Nashville, TN 37215	Map and Parcel No.: 117 13 0 B 070 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, **Jack H. Dalton and wife, Jeanette H. Dalton** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth W. Weiss and Julia Weiss** , husband and wife ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 606 Green Park, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of February, 2020.

Jack H. Dalton

Jeanette H. Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack H. Dalton and Jeanette H. Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Resubdivision of Lots 605, 606, 607, 608 and 609 Abbottsford, as of record in Plat Book 6200, page 315, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jack H. Dalton by deed dated September 3, 1985 from Abbott Martin Corporation, a Tennessee Corporation of record in Book 6646, page 890, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 11, 1991 of record in Book 8277, page 534, Register's Office for Davidson County, Tennessee, Jack H. Dalton conveyed subject property to Jack H. Dalton and wife, Jeanette H. Dalton.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 117 13 0 B 070 00CO.
2. Restrictive Covenants and Reciprocal Easements contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions, By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, and Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, rerecorded in Instrument No. 20010514-0049648, amended in Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949, Instrument No. 20140307-0019563, Instrument No. 20140408-0029142, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051264, and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6200, page 315, Register's Office for Davidson County, Tennessee.
6. Easement for water line of record in Book 1037, page 572, Book 1286, page 690, and Book 5128, page 953, Register's Office for Davidson County, Tennessee.
7. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of Frank R. Leu Property of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

