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

CRT File No. 200224840

Karen Johnson Davidson County
Batch# 361803 DEEDWARR
02/24/2020 09:48:56 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20200224-0020033

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sally A. Rutledge 732 Harpeth Trace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-02-0B-017.00 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, **Evans M. Clements, III and James A. Skinner, III, Co-Executors of the Estate of Harriette G. Skinner** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sally A. Rutledge**, ("Grantee"), her 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 Unit No. 17 , as shown on the map entitled Treetops at Harpeth Trace, Planned Unit Development, of record in Plat Book 5200, page 775, 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 JAMES A. SKINNER and wife, HARRIETTE G. SKINNER, by deed from JOHN R. INGRAM, of record in Book 8846, page 514, dated January 21, 1993, said Register's Office.

JAMES A. SKINNER died on or about September 17, 2014, leaving HARRIETTE G. SKINNER as the surviving tenant. HARRIETTE G. SKINNER died testate on or about September 9, 2019. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 19P2106, directs the subject property to be administered as part of the Estate, subject to the control of the Co-Executors, EVANS M. CLEMENTS, III and JAMES A. SKINNER, III .

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. 143-02-0B-017.00 CO.

Restrictive Covenants contained in instrument of record in Book 6287, page 417 and amended in Instrument No. 20150622-0059531, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5099, page 783, said Register's Office.

This is improved property located at 732 Harpeth Trace Drive Nashville TN 37221

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 14 day of February, 2020.

Evans M. Clements, III

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evans M. Clements, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Harriette G. Skinner, the maker or the 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 14 day of February, 2020.

Notary Public

My Commission Expires: _____



(Additional signature on next page)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2020.

James A. Skinner, III

STATE OF New York)

COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Skinner, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Harriette G. Skinner, the maker or the 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 19th day of February, 2020.

Notary Public

My Commission Expires: October 13, 2021.

2/19/20

ANN M. DENNEHY
Notary Public State of New York
No. 01DE6212520
Qualified in Bronx County
Commission Expires October 13, 2021