THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200225227** Karen Johnson Davidson County Batch# 374595 **DEEDWARR** 03/19/2020 09:46:35 AM 2 pgs Fees: $13.00 Taxes: $1,591.00 20200319-0030324	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 17th day of March, 2020 Notary Public My Commission Expires: _____ ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Kara J. Woolsey 8133 Middlewick Lane Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-043.00 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, **John Joseph Logan, Trustee of the John Logan Revocable Living Trust, dated January 25, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kara J. Woolsey, a single woman**, ("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 Lot No. 153 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as shown by plat appearing of record in Instrument No, 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Logan, by deed from Drees Premier Homes, Inc., an Ohio corporation, of record in Instr u ment No. 20070703-0079255, dated July 2, 2007 , said Register's Office.

Being further conveyed to John Joseph Logan, Trustee of the John Logan Revocable Living Trust dated January 25, 2019 by quitclaim from John Logan of record in Instrument No. 20190130-0008841, dated January 25, 2019, corrected by affidavit of record in Instrument No. 20190403-0030229, 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. 186-04-0A-043.00 CO.

Matters shown on the Plan of record in Instrument No. 20060315-0029571, corrected in Instrument No. 20060427-0048556, said Register's Office.

Matters shown on the Boundary Plan of record in Instrument No. 20050920-0113225, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, ByLaws amended in Instrument No. 20180926-0095460, said Register's Office.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, said Register's Office.

This is improved property located at 8133 Middlewick Lane Nolensville TN 37135

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 17th day of March, 2020.

The John Logan Revocable Living Trust, dated January 25, 2019

Trustee

By: John Joseph Logan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Joseph Logan, 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 Trustee of The John Logan Revocable Living Trust dated January 25, 2019, 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 19th day of March, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021