WARRANTY DEED

Karen Johnson Davidson County
Batch# 386208 DEEDWARR
04/15/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,327.30
20200415-0039375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-CT-20-72

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth M. Davis	**New Owner**	
(NAME) **72 Ravenwood Hills Cir**	(NAME)	**131-06-0C-068.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JANE BUTTERFIELD, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH M. DAVIS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 107 on the plan of revised, Burton Hills Village of Ravenwood Tract 20, of record in book 6900, page 363, and amended in Book 7436, Page 795, Register's Office for said County.

Said Lot No. 107, which is a corner lot, fronts 44.00 feet on the northerly margin of Ravenwood Hills Circle and fronts 76.41 feet on the westerly margin of Ravenwood Hills Circle, said frontages being joined by a curve having a length of 39.72 feet, and extends back 73.67 feet on the broken northerly line and 108.00 feet on the westerly line to a point of intersection.

Being the same property conveyed to Mary Jane Butterfield (formerly Mary B. Denney) by Quitclaim deed from William D. Denney of record in Instrument No. 20140501-0036915 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 01, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 55, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 363, amended in Book 7436, Page 795, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, as amended in Book 6778, Page 536, Book 6911, Page 120 and in Book 7046, Page 520, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Ravenwood of record in Book 7071, Page 460, as amended in Book 7076, Page 691, Book 7146, Page 188, Book 7146, Page 183, Book 7147, Page 421 and Book 7436, Page 795, Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Village of Ravenwood Association, Inc. of record in Book 7189, Page 67 and Book 6517, Page 511 and amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6517, Page 505, amended in Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6665, Page 1, amended in Book 6921, Page 210, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and Storm Drainage of record in Book 3702, Page 250, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 6470, Page 383, book 6655, Page 474 and Book 7147, Pages 411 and 416,

in the Register's Office for Davidson County, Tennessee.
• Assignment of Right and Status of Developer of record in Book 8967, Page 719, in the Register's Office for Davidson County, Tennessee.
• Assignment of Water and Sewer Taps of record in Book 9193, Page 523, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Taxes for 2020 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **72 Ravenwood Hills Cir, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th DAY OF APRIL, 2020.

Mary Jane Butterfield

Mary Jane Butterfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JANE BUTTERFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 executed and authenticated according to law.

Signature

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

On this 8 day of April, 2020, personally appeared before me, Tiffohany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022