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

CRT File No. 200225165

Karen Johnson Davidson County
Batch# 389669 **DEEDWARR**
04/22/2020 11:40:56 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200422-0042247

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Foley and Katherine Foley 6516 Buttercup Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155 16 0A 378.00

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, **Anne Phelps, an unmarried woman and Thomas Nabors, a married man, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Foley and Andrew Foley, wife and husband** ("Grantees"), its 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. 378 on the Traceside, Section 11 of record in Plat Book 11700, Pages 59 thru 61 and Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Anne Phelps, an unmarried woman and Thomas Nabors, a married man, joint tenants with rights of survivorship, by Warranty Deed from James K. French and Jeanina McAnn, husband and wife, of record in Instrument No. 20170724-0074650, in the Register's Office of Davidson County, Tennessee, dated July 20, 2017 and recorded on July 24, 2017. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20170728-0076875, Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Traceside, Section 11 P.U.D. Boundary, as recorded in Plat Book 11700, Page(s) 59 thru 61.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Traceside, Section 11, as recorded in Plat Instrument No. 20000922-0094253.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116-0004786; Notice of Annexation recorded in Instrument No. 20020111-0004996 and Re-Recorded in Instrument No. 20020116-0006610.

Covenants, Conditions and Restrictions as set forth in Amended and Restated recorded in Book 9435, Page 493 recorded in First Amendment recorded in Book 9677, Page 675 and Book 11483, Page 98.

This is improved property located at 6516 Buttercup 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 23rd day of March, 2020.

Anne Phelps

Thomas Nabors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Phelps and Thomas Nabors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2020.

Notary Public

My Commission Expires: _____

