THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527143

Karen Johnson Davidson County
Batch# 416136 **DEEDWARR**
06/16/2020 11:49:14 AM 2 pgs
Fees: $13.00 Taxes: $836.20

20200616-0062038

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $226,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2020.

Notary Public

My Commission Expires: 12/1/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexis K. Yates 761 Fox Ridge Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 14 0C 061.00

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, **Hannah E. Kraus, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexis K. Yates, single woman** ("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 Unit No. 761 in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee as shown on the Plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5818, Page 915, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Hannah E. Kraus, an unmarried woman, by Warranty Deed from Pamela D. Williams, a married woman, of record in Instrument No. 20180205-0011383, in the Register's Office of Davidson County, Tennessee, dated February 02, 2018 and recorded on February 05, 2018.

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 BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as recorded in Plat Book 5200, Page(s) 376 & 377.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO of record in Book 5818, Page 915,

as amended By-Laws by instrument(s) of record in Book 5868, Page 70; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 6122, Page 419 and Book 6122, Page 424.

This is improved property located at 761 Fox Ridge Drive Brentwood TN 37027

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 12th day of June, 2020.

Hannah E. Kraus

Hannah E. Kraus

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah E. Kraus, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES 11-2-2021

Notary Public

My Commission Expires: 11-2-2021