Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200527100

Karen Johnson Davidson County
Batch# 423651 **DEEDWARR**
06/23/2020 12:18:44 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20200623-0067568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $170,000.00.

M. Alexander Nyilek
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2020

Notary Public
My Commission Expires:

KERI BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Edwards 3289 Rainwood Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 050-11-0A-002.00-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, **Michael Othur and wife, Tereza Nyilek** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan Edwards, a single man** ("Grantee"), his 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. 2 on the Plan of Final Plat of Timberwood, Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669 through 20080211-0013671, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Othur and wife, Tereza Nyilek by Special Warranty deed from Nashville Area Habitat for Humanity, INC., a Tennessee non-profit corporation of record in Instrument No. 20100930-0077898 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on September 30, 2010 and Deed of Correction Recorded on June 27, 2011, in Instrument No. 20110627-0048878.

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.

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20080211-0013669, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080211-0013672, as amended in Instrument Number 20100202-0008170, Instrument Number 20100316-0019843, Instrument Number 20100910-0072176 and corrected in Instrument Number 20100929-0077630, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Quitclaim Deed of Common Areas to HOA of record in Instrument Number 20140909-0082470, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20070501-0051523, in the Register's Office for Davidson County, Tennessee.
Terms, Conditions and Encroachments of record in Instrument Number 20060425-0047333, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictive Covenants Home Program of record in Instrument Number 20080228-0019666 and Amendment Instrument Number 20090910-0084973, in the Register's Office for Davidson County, Tennessee.
Income restrictions set forth in Warranty Deed filed in Instrument Number 20100930-0077898, Register's Office for Davidson County, Tennessee.

This is improved property located at 3289 Rainwood Drive Nashville TN 37207

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, Grantors have executed this instrument on this 22nd day of June, 2020.

Michael Othur

Tereza Nyilek

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Othur and Tereza Nyilek, 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 22nd day of June, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 15, 2021