THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527124**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $388,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2020. Notary Public My Commission Expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

Karen Johnson Davidson County
Batch# 428220 DEEDWARR
06/29/2020 03:02:30 PM 2 pgs
Fees: $13.00 Taxes: $1,435.60
20200629-0070310

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob K Olson and Alisa J Olson 5317 Barton Vale Court Nashville TN 37211	New Owner	Tax Parcel ID No. 161 14 0C 015.00

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, **Jason M.Tucker and Amanda L. Elend, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob K Olson and Alisa J Olson, husband and wife**, ("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. 15 on the Plan of Final Plat Barton Vale of record in Plat Book 7900, Page 639, 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 Jason M. Tucker and Amanda L. Elend, husband and wife, by Warranty Deed from Brandon James, married, of record in Instrument No. 20151102-0111047, in the Register's Office of Davidson County, Tennessee, dated October 29, 2015 and recorded on November 2, 2015.

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 Barton Vale, as recorded in Plat Book 7900, Page(s) 639.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9247, Page 140.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8175, Page 777, Book 8389, Page 586, Book 8412, Page 241, Book 8412, Page 244, as amended in Book 9157, Page 406.

Easement recorded in Book 7859, Page 383, Book 8614, Page 819 and Book 9190, Page 426.

Storm Water Detention Agreement as set forth in instrument recorded in Book 9082, Page 876.

This is improved property located at 5317 Barton Vale Court Nashville TN 37211

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 24th day of June, 2020.

Jason M.Tucker

Amanda L. Elend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason M.Tucker and Amanda L. Elend, 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 24th day of June, 2020.

Notary Public

My Commission Expires:

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY