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

CRT File No. 200627516

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $272,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2020.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 430369 **DEEDWARR**
07/06/2020 10:08:25 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20200706-0072207

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Richardson 1219 Bainbridge Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161 06 0A 097.00

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, **Travis D. Irwin and Wife, Deborah S. Irwin, a One-Half Undivided Interest and Mark A. Butler and Wife, Bethany I. Butler, a One-Half Undivided Interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Richardson, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 97 of Oakhill Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Protective Covenants, Conditions, Restrictions and Easements establishing Oakhill Townhomes, a Horizontal Property Regime, of record in Instrument No. 20070614-0071397 and First Supplemental Declaration recorded in Instrument No. 20080325-0030014, in the Registers office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Travis D. Irwin and Wife, Deborah S. Irwin, a One-Half Undivided Interest as Tenants in Common with Right of Survivorship and Mark A. Butler and Wife, Bethany I. Butler, a One-Half Undivided Interest as Tenants in Common with Right of Survivorship, by Warranty Deed from Janelle Nicole Sanders and Husband, Thomas Bingham Sanders, Joint Tenants, of record in Instrument No. 20130730-0078938, in the Register's Office of Davidson County, Tennessee, dated July 11, 2013 and recorded on July 30, 2013.

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.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188.

This is improved property located at 1219 Bainbridge Drive 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 2nd day of July, 2020.

Travis D. Irwin

Deborah S. Irwin

Mark A Butler

Bethany I Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis D. Irwin and Deborah S Irwin, 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 25 day of June, 2020.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A Butler and Bethany I Butler, 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 2nd day of July, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024