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

CRT File No. 200627665

Karen Johnson Davidson County
Batch# 430372 **DEEDWARR**
07/06/2020 10:12:10 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00

20200706-0072213

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Butler and Bethany Butler 1612 Brockton Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141 05 0A 642.00

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, **Charles E Rand and Heather M O'Hara, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Butler and Bethany Butler, 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. 642 on the Plan of Avondale, Phase 3, Section 1 of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed Heather M. O'Hara and Charles E. Rand, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20151208-0123416, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015 and recorded on December 08, 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 Avondale, Phase 3, Section 1, as recorded in 20140728-0066971.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale Park Boulevard Right of Way Dedication, as recorded in 20140722-0064838.

Declaration of Covenants, Conditions and Restrictions recorded in 20081203-0117452, as amended in Instrument No's. 20090331-0028791, 20101223-0102254 and 20190313-0023161.

Easement for Right of Way, recorded in Book 787, Page 7 and Book 4364, Page 895.

Easement for Transmission Line, recorded in Book 4193, Page 903 and Instrument No. 20060110-0003857.

Easement for Water Line, recorded in Book 5738, Page 832, Book 5738, Page 819 and Instrument No. 20080818-0084836.

Easement for Sewer Line, recorded in Book 7601, Page 400.

Easement for Deed to USA , recorded in Book 4118, Page 694 and Book 4228, Page 635.

Easement for Order to TVA, recorded in Book 4273, Page 280.

Easement for Access Agreement, recorded in 20041207-0145662.

Easement for Agreement for Dedication of Public Utilities, recorded in Instrument No's. 20040204-0013639, 20040204-0013640 and 20040204-0013641.

Easement for Resolution Regarding Abandonment of Easement Rights, recorded in Instrument No. 20080826-0087638.

Easement for Permanent Agreement, recorded in 20090707-0063325.

Easement for U.S. Sprint Communications Company, recorded in Instrument No 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.

Easement for Water Main across the Dower Tract, recorded in Book 1237, Page 674, (references thereto appear in a deed of record in Book 840, Page 540).

Easement for Subject Deed, recorded in Book 10748, Page 876.

Easement for Road, recorded in Book 4116, Page 151.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No's. 20090814-0076610, 20071002-0117293 and 20141202-0110280..

A portion of the overall property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey)

Oil and gas lease recorded in Book 3084, Page 317.

Advertising Space Lease as set forth in instrument recorded in Book 4494, Page 882 and Book 6078, Page 619.

Memorandum of lease recorded in Book 10023, Page 638.

This is improved property located at 1612 Brockton Lane 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 2nd day of July, 2020.

Charles E Rand

Heather M O'Hara

STATE OF Illinois
COUNTY OF Christian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles E Rand and Heather M O'Hara, 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 1 day of July, 2020.

Jenny A Dick
Notary Public

My Commission Expires: Sept. 3, 2023

OFFICIAL SEAL
JENNY A DICK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/03/23