THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20062777G**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2020. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 433769 DEEDWARR
07/09/2020 01:18:56 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200709-0074735

WARRANTY DEED

Address New Owner: Larry McDonald and Peggy McDonald 2345 Forest Lake Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180 04 0A 160.00

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, **Jeffrey Alexander Klym, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry McDonald and Peggy McDonald, 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. 101 on the Plan of Section Five, Highland Creek, a planned unit development of record in Instrument No. 20040915-0111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Alexander Kylm, a single man, by Warranty Deed from Manuel A. Ballen, unmarried, of record in Instrument No. 20170720-0073343, in the Register's Office of Davidson County, Tennessee, dated July 18, 2017 and recorded on July 20, 2017. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20180123-0006992, Register's Office of Davidson County, Tennessee.

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 Section Five, Highland Creek, as recorded in Instrument No. 20040915-0111296.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11568, Page 311, as supplementary recorded in Instrument No. 20000413-0037474.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 569; Book 10419, Page 470; Book 10419, Page 504; Book 10419, Page 516; and Book 10569, Page 732.

Easement recorded in Book 5266, Page 40 and Instrument No. 20000622-0062243.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11338, Page 738.

This is improved property located at 2345 Forest Lake 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 7th day of July, 2020.

Jeffrey Alexander Klym

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Alexander Klym, 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 7th day of July, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021