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

CRT File No. 200627672

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2020.

Notary Public
My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 7, 2021

Karen Johnson Davidson County
Batch# 435473 **DEEDWARR**
07/10/2020 01:43:18 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200710-0075591

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Whitney Mason and Thomas Mason 8024 Boone Trace Nashville TN 37221	New Owner	Tax Parcel ID No. 126 15 0A 222.00

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, **Joseph Wile and Windy Wile, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Mason and Thomas Mason, wife and husband**, ("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 200, SECTION FIVE, BOONE TRACE AT BILTMORE, as shown on plat of record in Instrument No. 20000622-0062086, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Wile and Wife, Windy Dawn Jones, by Quitclaim Deed from Joseph Wile, of record in Instrument No. 20160324-0027931, in the Register's Office of Davidson County, Tennessee, dated December 8, 2015 and recorded on March 24, 2016.

Being the same property conveyed to Joseph Wile, an unmarried man, by Warranty Deed from Maribeth R. Nicholson and husband John D. Nicholson, III, wife and husband, of record in Instrument No. 20150811-0080102, in the Register's Office of Davidson County, Tennessee, dated July 29, 2015 and recorded on August 11, 2015.

Windy Dawn Jones now known as Windy Wile.

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, BOONE TRACE AT BILTMORE, as recorded in Plat Instrument No. 20000622-0062086.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, and re-recorded in Book 9735, Page 931, and amendment recorded in Book 10032, Page 813, supplemented in Book 10306, Page 817, and Instrument No. 20001211-0121618 and restated in Instrument No. 20010717-0075902

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Easement for Viacom Cable, recorded in Book 9665, Page 420.

This is improved property located at 8024 Boone Trace 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 6th day of July, 2020.

Joseph Wile

Windy Wile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Wile and Windy Wile, 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 6th day of July, 2020.

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2021

Notary Public

My Commission Expires: