THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28813

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **357,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 445399 **DEEDWARR**
07/29/2020 10:42:25 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90

20200729-0083339

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Abramowitz	owner	MAP 126-15-0A-
8124 Settlers Way		PARCEL 288.00CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Amy S. Rose, an unmarried person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Abramowitz and Felecia Abramowitz, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section Seven, Boone Trace at Biltmore, of record in Plat at Instrument No. 20011003-0107279, 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 Amy S. Rose, an unmarried person by Warranty Deed from Maurice A. D. Dufault and wife, Linda Dufault, of record in Instrument No. 20110721-0055953, Register's Office for Davidson County, Tennessee, dated July 18, 2011 and recorded on July 21, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record as Instrument Number 20011003-0107279; (3) All matters shown on the PUD Boundary Plat in Book 6900, page 470; (4) Restrictive Covenants of record in Book 7265, Page 657; (5) Covenants, Conditions and Restrictions of record in Book 9342, Page 312, as re-recorded in Book 9735, Page 931, as amended in Book 10032, Page 813 and Instrument No. 20010717-0075902, and as supplemented and made applicable to the subject property in Instrument No. 20011119-0126832; (6) Charter of Boone Trace Homeowners' Association of record in Book 9607, Page 534; (7) Conveyance of common areas of record in Instrument Number 20011119-0126831; (8) Grant of Overhead Line Easement of record in Book 8992, Page 62; (9) Easement and Right of Entry Agreement Underground of record in Book 9665, page 420; (10) Storm Water Detention Agreement of record in Instrument Number 2000112-00114598; (11) Subject to rights of others in and to the common areas and/or elements; (12) All visible easements; (13) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8124 Settlers Way, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of July, 2020.

Amy S. Rose

Amy S. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy S. Rose** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE