Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200728480

Karen Johnson Davidson County
Batch# 454122 **DEEDWARR**
08/11/2020 12:29:40 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200811-0089246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

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

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colin Thane Williams 90 Evelyn Drive Nashville TN 37210	New Owner	Tax Parcel ID No. 119-02-0-112.00

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, **Thomas Stueck and Eric Taylor and Craig Eslick** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Colin Thane Williams,** Unmarried ("Grantee"), his 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. 12 on the Plan of Glenrose Subdivision of record in Plat Book 1424, Page 142, 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 Thomas Stueck, 1/3 undivided interest, Eric Taylor, 1/3 undivided interest, and Craig Eslick, 1/3 undivided interest, by Warranty deed from Evelyn Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20171129-0121583 Register's Office for Davidson County, Tennessee, dated November 27, 2017 and recorded on November 29, 2017.

Grantors warrant that they have never lived in the subject property and that subject property is not subject to any marital rights therein. Property was used for investment purposes only. Property was never marital residence for any of the grantors.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.

Restrictions of Record in Book 1785, Page 365 and Book 1811, Page 606, said Register's Office.

Easement(s) for sanitary sewers and/or storm drainage of record in Book 4166, Page 368, in the aforesaid Register's Office.

This is improved property located at 90 Evelyn Drive Nashville TN 37210

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, Grantors have executed this instrument on this 7th day of August, 2020.

Thomas Stueck

Eric Taylor

Craig Eslick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Stueck, Eric Taylor, and Craig Eslick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021