(1)

Karen Johnson Davidson County
Batch# 456507 DEEDWARR
08/13/2020 11:32:01 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00

20200813-0090768

THIS INSTRUMENT PREPARED BY:
William T. Smith
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2020.

Notary Public

My Commission Expires: 03-08-21

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Address New Owner As Follows:
Brice Toole
6221 Banbury Station
Brentwood, TN 37027

Send Tax Bills To:
Evansville Teachers Federal CU
4401 Theater Drive
Evansville, IN 47715

Map-Parcel Number:
172-09-0A-030.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW J. SCANLAN AND WIFE, ELIZABETH A. SCANLAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRICE TOOLE, A SINGLE PERSON**, hereinafter called the Grantee,

his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 30, Banbury Crossing, Section One, Third Revision, as shown on plat of record in Plat Book 9700, pages 536 and 537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Matthew J. Scanlan and wife, Elizabeth A. Scanlan, by deed from Laura N. Zeigler, now known as Laura N. Zeigler-Magruder, of record as Instrument No. 20110913-0070887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, pages 536 and 537, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, of record in Book 10369, page 48, and First Supplemental at Book 10962, page 516, as amended at Instrument No. 20030728-0105031 and further amended at Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement granted to Metropolitan Government of Nashville and Davidson County of record in Book 10633, page 330, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: 6221 Banbury Station, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that Grantors 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11 day of August, 2020.

Matthew J. Scanlan

Elizabeth A. Scanlan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew J. Scanlan and Elizabeth A. Scanlan, the within named bargainors, 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 11th day of August, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021