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

CRT File No. 200728412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,890,000.00

Affiant

Subscribed and sworn to before me, this 10th day of August, 2020.

Notary Public
My Commission Expires: ___

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

Karen Johnson Davidson County
Batch# 457420 **DEEDWARR**
08/14/2020 01:11:10 PM 2 pgs
Fees: $13.00 Taxes: $6,993.00
20200814-0091352

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Witkowski and Stacie Witkowski 4025 Russellwood Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132 01 0 094.00

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, **James Michael Blankinship and Heather Marie Blankinship, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Witkowski and Stacie Witkowski, 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. 88 on the Plan of Rolling Meadows of record in Plat Book 1424, Page(s) 98 and 99, 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 James Michael Blankinship and Heather Marie Blankinship, husband and wife, by Warranty Deed from Natalie Terry, unmarried, of record in Instrument No. 20190614-0057571, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 14, 2019.

Being the same property conveyed to William R. Terry, Sr. and wife, Natalie Terry by Warranty deed from Peggy Moore Cox and Linda G. Cox Schenck of record in Instrument No. 20070507-0054270 Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on May 07, 2007. William R. Terry, Sr. having since died on May 15, 2015 in 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 Rolling Meadows, as recorded in Plat Book 1424, Page(s) 98 and 99.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1713, Page 420.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6137, Page 799.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 4025 Russellwood Drive Nashville TN 37204

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 10th day of August, 2020.

James Michael Blankinship

Heather Marie Blankinship

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Michael Blankinship and Heather Marie Blankinship, 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 10th day of August, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024