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

CRT File No. 200627848

Karen Johnson Davidson County
Batch# 457423 **DEEDWARR**
08/14/2020 01:13:34 PM 2 pgs
Fees: $13.00 Taxes: $8,047.50

20200814-0091356

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,175,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
A Wilson Sisk Jr 3960 Woodlawn Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 04 0 299.00

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, **Bryan Bolton and Rachel Bolton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A Wilson Sisk Jr., unmarried** ("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 4 and an 8 foot strip of land between Lots 1 and 4 on the Plat of Wilbur A. Nelsons Subdivision of the South Part of Property Bought of Lillian B. Crockett, as of record in Book 547, Page 121, Register's Office for said County.

Being the same property conveyed to Bryan Bolton and Rachel Bolton, husband and wife, with rights of survivorship, by Warranty Deed from Gary Gober and wife, Diane Gober, of record in Instrument No.20180627-0062204, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018 and recorded on June 27, 2018.

Further being the same property conveyed to Gary Gober and wife, Diane Gober, by Quitclaim Deed from Gary Gober and wife, Diane Gober, dated May 23, 2018, of record in Instrument No. 20180523-0049597, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gary Gober and wife, Diane Gober, by Warranty Deed, from Tone N. Grant and wife, Kathi S. Grant, dated March 22, 1983, of record in Book 6027, Page 548, Register's Office for Rutherford 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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 584, Page 422; Book 613, Page 320 and in Book 1454, Page 498.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3932, Page 759.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20190109-0002515 and in Instrument No. 20190109-0002518.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20190131-0009505 and in Instrument No. 20190131-0009544.

This is improved property located at 3960 Woodlawn Drive Nashville TN 37205

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 31st day of July, 2020.

Bryan Bolton

Rachel Bolton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan Bolton and Rachel Bolton, 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 31st day of July, 2020.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023