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

CRT File No. 200628072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

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

Notary Public
My Commission Expires: ___

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 460608 DEEDWARR
08/20/2020 11:20:40 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20200820-0094023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David R. Pike and Rebecca Ann Dudley 404 Fieldcrest Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 146 08 0 137.00

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, **Daniel D. Otto, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David R. Pike and Rebecca Ann Dudley, 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. 379 on the Map of Section Five, Crieve Hall Estates, as of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel D. Otto, by Quit Claim Deed from Daniel D. Otto, Trustee of the Daniel D. Otto Revocable Living Trust, and Daniel D. Otto, Trustee of the Audrey E. Otto Revocable Living Trust, of record in Instrument No. 20170403-0032306, in the Register's Office of Davidson County, Tennessee, dated April 03, 2017 and recorded on April 03, 2017.

Being the same property conveyed to Daniel D. Otto, Trustee, and his successors in trust, of The Daniel D. Otto Revocable Living Trust, its successor and assigns, and Audrey E. Otto, Trustee, and her successors in trust of The Audrey E. Otto Revocable Living Trust, its successors and assigns, for the benefit of Daniel D. Otto and Audrey E. Otto, tenants in common, by Quit Claim Deed from Daniel D. Otto and wife, Audrey E. Otto, of record in Instrument No. 20010521-0052257, in the Register's Office of Davidson County, Tennessee, dated May 10, 2001 and recorded on May 21, 2001.

Being the same property conveyed to Rev. Daniel Otto and wife, Audrey E. Otto, by Warranty Deed from James E. Matthews and wife, Thelma Elizabeth Matthews, of record in Book 6150, Page 536, in the Register's Office of Davidson County, Tennessee, dated September 30, 1983 and recorded on October 04, 1983.

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 SECTION FIVE, CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 91. Covenants, Conditions and Restrictions as set forth in Building Restrictions Crieve Hall Estates Section Five recorded in Book 2277, Page 110.

This is improved property located at 404 Fieldcrest Drive Nashville TN 37211

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.

Daniel D. Otto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel D. Otto, with whom I am personally acquainted, and who acknowledged that he 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: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024