THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728653**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2020. Notary Public My Commission Expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

Karen Johnson Davidson County
Batch# 461058 DEEDWARR
08/20/2020 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200820-0094114

WARRANTY DEED

Address New Owner: Carolyn Jeanette Craig 7824 Farmington Place Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126 15 0A 025.00

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, **Brent S. Lain and Connie V. Lain, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn Jeanette Craig, a single woman**("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(s) 25, as shown on the map entitled Phase One Boone Trace at Biltmore, of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brent S. Lain and Connie V. Lain, husband and wife, by Warranty Deed from Michael S. Strange and Angel G. Strange, husband and wife, of record in Instrument No. 20171229-0132467, in the Register's Office of Davidson County, Tennessee, dated December 28, 2017 and recorded on December 29, 2017.

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 Phase one Boone Trace at Biltmore, as recorded in Plat Book 7900, Page(s) 667.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boone Farm at Biltmore, as recorded in Plat Book 6900, Page(s) 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, Re recorded in Book 9735, Page 931, Amended in Book 10032, Page 813, Supplemental recorded in Book 10306, Page 817 Book 11455, Page 443, Instrument No. 20001211-0121618 and Instrument No. 20011119-0126832.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.

Easement for Telephone Company, recorded in Book 756, Page 142.

Easement for Overhead Line Easement, recorded in Book 8992, Page 62.

Easement for Right of Entry Aggrement Underground, recorded in Book 9665, Page 420.

Easement for Public Utility Easement, recorded in Instrument No. 20040204-0013636 and Instrument No. 20150826-0086305.

Conveyance to State for Condemnation recorded in Book 8975, Page 753

This is improved property located at 7824 Farmington Place Nashville TN 37221

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 14th day of August, 2020.

Brent S. Lain

Connie V Lain by Brent Lain her attorney in fact

Connie V. Lain
By: Brent S. Lain, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent S. Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Connie V. Lain and that he is authorized by Connie V. Lain to execute this instrument on her behalf.

WITNESS my hand, at office, this 14th day of August, 2020.

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

Notary Public

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212