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

CRT File No. 200628292

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE 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: $1,120,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 464652 **DEEDWARR**
08/26/2020 11:12:25 AM 2 pgs
Fees: $13.00 Taxes: $4,144.00

20200826-0096730

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sara H. Morrison and Mark T. Morrison 830B Clayton Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 06 0 005.00

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, **Talbott P. Ottinger, Trustee of The 830 B Clayton Avenue Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara H. Morrison and Mark T. Morrison, wife and husband** ("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. 1 of Resubdivision / Partition of the Westerly one-half of the Southerly one-half of Lot No. 32 on the Plan of The Subdivision of Part of the Old Joseph Vaulx Farm, not of record, new plat being of record in Instrument Number 20130611-0059059, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Talbott P. Ottinger, as Trustee of The 830 B Clayton Avenue Trust by Quitclaim Deed from William E. Newman and Catharine E. Newman, of record in Instrument No. 20200706-0072221, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Newman and Catharine E. Newman, husband and wife, by Warranty Deed from William H. Smallman, of record in Instrument No. 20130709-0071041, in the Register's Office of Davidson County, Tennessee, Dated June 26, 2013 and recorded on July 09, 2013.

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 Resubdivision / Partition of the Westerly one-half of the Southerly one-half of Lot No. 32 on the Plan of The Subdivision of Part of the Old Joseph Vaulx Farm, not of record, as recorded in Instrument No. 20130611-0059059.

Easement for Electric Service, recorded in Instrument No. 20131223-0128993.

This is improved property located at 830B Clayton Avenue 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 20th day of August, 2020.

The 830 B Clayton Avenue Trust

By: _____
Talbott P. Ottinger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Talbott P. Ottinger with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The 830 B Clayton Avenue Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of August, 2020.

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

_____
Notary Public

Exp. 11-8-21