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

CRT File No. 200728675

Karen Johnson Davidson County
Batch# 466228 **DEEDWARR**
08/28/2020 11:11:27 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20200828-0097841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

KCR
Affiant

Subscribed and sworn to before me, this 27th day of August, 2020.

Janderson
Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michel G. Oostwal and Petronella C. Wissenburg 15 Park Meadows Nashville TN 37215	New Owner	Tax Parcel ID No. 158 04 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, **Louis C. Wallace and wife Teresa L. Wallace,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michel G. Oostwal and Petronella C. Wissenburg, 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. 121, on the REVISED SECTION TWO, OTTER WOOD, as shown on plat of record in Plat Book 6900, Pages 598-602, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed Louis C. Wallace, married and wife, Teresa L. Wallace, by Warranty Deed from Laura Williams and husband, Mark Walker of record in Instrument No. 20070904-0105366, in the Register's Office of Davidson County, Tennessee, dated August 31, 2007 and recorded on September 04, 2007.

The execution of this instrument is affected by the signature of Teresa L. Wallace, a/k/a Teresa Lynn Wallace as Attorney-in-fact for Louis C. Wallace, a/k/a Louis Calvin Wallace which Power of Attorney is recorded in Instrument No. 20200820-0094226, Register's office for 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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION TWO, OTTER WOOD, as recorded in Plat Book 6900, Page(s) 598-602.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO COMMON OPEN SPACE OTTERWOOD HOMEOWNERS ASSOCIATION, INC, as recorded in Plat Book 8250, Page(s) 859 and Book 9700 and Page 529.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7260, Page 483, Designation and Agreement recorded in Book 8274, Page 48 and Book 8274, Page 51, as amended in Book 8762, Page 199 and Partially Released in Book 10954, Page 905.

Easement for Grant of Transmission Line Easement, recorded in Book 2248, Page 618; Book 2249, Page 86; and Book 2271, Page 196.

Easement for Sanitary Sewer, recorded in Book 7474, Page 695; Book 8204, Page 239 and Book 8204, Page 243.

Easement for Public Utility Easement, recorded in Book 7667, Page 218.

Easement for Water Lines, recorded in Book 8204, Page 251; Book 8204, Page 256 and Book 8287, Page 64.

This is improved property located at 15 Park Meadows Nashville TN 37215

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 27th day of August, 2020.

Louis C Wallace by Teresa L Wallace as Attorney-in-Fact — Teresa L Wallace

Louis C. Wallace — Teresa L. Wallace

BY: Teresa L. Wallace as 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, Teresa L. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Louis C. Wallace and that she is authorized by Louis C. Wallace to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022