STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 20-9824

Karen Johnson Davidson County
Batch# 470835 DEEDWARR
09/04/2020 11:12:30 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20200904-0101309

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Shaltiel (NAME)	New Owner (NAME)	161-10-0A-227.00-CO
4925 Yorkshire Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Debbie A. Rutland, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Shaltiel, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 332, on the Plan of Villages of Brentwood, Phase Three, a Planned Unit Development, of record in Book 6250, page 918, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Debbie A. Rutland, an unmarried woman, from Gary A. Rumpler and wife, Donna H. Rumpler, by Warranty Deed dated June 30, 1999, recorded July 8, 1999, in Book 11564, page 685, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction, recorded in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497, Book 8507, page 831, Book 7207, Page 251 in the official records of the Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 918, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 6158, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927, and Book 8163, page 593, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Metropolitan Government for water mains in Book 6897, page 184 and Book 6310, page 961, Register's Office for Davidson County, Tennessee.

5. Subject to the Easement of Sanitary Sewers and Storm Drainage, recorded in Book 6730, Page 508 in the Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4925 Yorkshire Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of August, 2020.

Debbie A. Rutland

Debbie A. Rutland

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of August, 2020, before me personally appeared Debbie A. Rutland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2020.

Notary Signature
My commission expires: 6/22/21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY