THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829466** Karen Johnson Davidson County Batch# 479675 **DEEDWARR** 09/21/2020 10:06:52 AM 2 pgs Fees: $13.00 Taxes: $1,905.50 20200921-0107697	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2020. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Jack Thomas Greenhalgh 4725 Potomac Lane Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 03 0A 102.00

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, **David T Walker and Kelli M Walker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack Thomas Greenhalgh, unmarried** ("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. 207 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 749, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David T. Walker and Kelli M. Walker, husband and wife, by Warranty Deed from Laura Meriwether Grass and Brandon C. Grass, wife and husband, of record in Instrument No. 20170710-0068995, in the Register's Office of Davidson County, Tennessee, dated June 28, 2017 and recorded on July 10, 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 Section Four, Fredericksburg, as recorded in Plat Book 7900, Pag 749.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Fredericksburg, as recorded in Plat Book 7900, Page 509.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amenities Area, Fredericksburg, as recorded in Plat Book 7900, Page 807.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541.

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269.

Easement for Telecommunications, recorded in Book 10709, Page 143.

Easement for Water and Sewerage Services, recorded in Book 9698, Page 81, and in Book 9698, Page 124.

Amenities Area recorded in Book 9443, Page 538.

This is improved property located at 4725 Potomac Lane Brentwood TN 37027

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 17th day of September, 2020.

David T Walker

Kelli M Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David T Walker and Kelli M Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2020.

Notary Public

My Commission Expires: _____

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