THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829865** Karen Johnson Davidson County Batch# 480022 DEEDWARR 09/21/2020 01:46:30 PM 3 pgs Fees: $18.00 Taxes: $1,480.00 20200921-0108122	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 18th day of September, 2020. Notary Public My Commission Expires: _____ MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: David Middlebrook and Dana Middlebrook 400 W Griffin Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155 03 0D 006.00

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, **Julie R. Field n/k/a Julie R. Field Kropski and Jon Kropski, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Middlebrook and Dana Middlebrook, 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. 6 on the Plat of Section 1, Allens Green of record in Plat Book 7900, Page 632, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julie R. Field, and spouse, Jon Kropski, by Warranty Deed from Stephen M. Herndon and wife, Nancy L. Herndon, of record in Instrument No. 20110606-0043248, in the Register's Office of Davidson County, Tennessee, dated June 02, 2011 and recorded on June 06, 2011.

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 1, Allens Green, as recorded in Plat Book 7900, Page(s) 632.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9231, Page 789, amended By-Laws of record in Instrument No. 20180907-0088629.

Easement for Permanent Drainage, recorded in Book 8278, Page 236.

Easement for Public Utilities, recorded in Book 8626, Page 884.

Easement for Egress and Ingress, recorded in Book 9227, Page 976.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9278, Page 36.

This is improved property located at 400 W Griffin Court 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 18th day of September, 2020.

Julie R. Field n/k/a Julie R. Field Kropski

Jon Kropski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie R. Field n/k/a Julie R. Field Kropski and Jon Kropski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2020.

Notary Public

My Commission Expires: 07-09-2022

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23