THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200930001** Karen Johnson Davidson County Batch# 489327 **DEEDWARR** 10/05/2020 10:59:44 AM 2 pgs Fees: $13.00 Taxes: $1,450.40 20201005-0114789	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $392,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2020. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 13, 2021

WARRANTY DEED

Address New Owner: Olivia Talley and Robert Lucas Talley 3048 Brookview Forest Drive Nashville TN 37211-7049	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180-04-0B-013-00

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, **Damon R. Cathey and Paulette D. Cathey, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Olivia Talley and Robert Lucas Talley, wife and husband**, ("Grantees"), their 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. 13 on the Plan of Final Plat of Brookview Forest Phase 1 of record in Plat at Instrument No. 20030716-0099526, 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 Damon R. Cathey and Paulette D. Cathey, husband and wife by Warranty deed from Ashley King, a single person of record in Instrument No. 20190718-0070164 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 18, 2019.

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, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030829-0125803, as amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Amendment to the Charter of Brookview Forest Homeowners Association of record in Instrument No. 20030918-0138293, Register's Office for Davidson County, Tennessee.

Right of Way Easement set out in Deed of record in Book 8404, Page 676, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20021007-0121969, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3048 Brookview Forest Drive Nashville TN 37211-7049

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 29th day of September, 2020.

Damon R. Cathey

Paulette D. Cathey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Damon R. Cathey and Paulette D. Cathey, 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 29th day of September, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY