THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930566** Karen Johnson Davidson County Batch# 491590 DEEDWARR 10/07/2020 01:56:30 PM 3 pgs Fees: $18.00 Taxes: $1,846.30 20201007-0116518	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $499,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2020. Notary Public My Commission Expires: 3/8/2021 CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Dona M. McClellan 7032 Stone Run Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180 03 0A 135.00

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, **Brian Butler, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dona M. McClellan , unmarried woman**, ("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. 92 on the Plan of Resubdivision of Lots 90-92, Section Four, Stone Creek Park, of record in Instrument No. 20030717-0100138, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brian Butler, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20040213-0017448, in the Register's Office of Davidson County, Tennessee, dated February 12, 2004 and recorded on February 13, 2004.

Alicia Butlerjoins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Brian Butler.

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 Resubdivision of Lots 90-92, Section Four, Stone Creek Park, as recorded in Instrument No. 20030717-0100138.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Stone Creek Park, as recorded in Plat Book 9700, Page(s) 266.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210 AGL-20-7032 mcc

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, Stone Creek Park, as recorded in Instrument No. 20010619-0064557.
Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875, as supplemented in Instrument No. 20020722-0087705.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10953, Page 804.

Easement for Water Mains and Appurtenances, recorded in Book 6218, Page 199.
Easement for Encroachment, recorded in Book 10487, Page 632.

Easement recorded in Book 10716, Page 596.

Water Use Agreement as set forth in instrument recorded in Book 6068, Page 119.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10951, Page 704.

This is improved property located at 7032 Stone Run Drive Nashville TN 37211

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 6th day of October, 2020.

Brian Butler

Alicia Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Butler and Alicia Butler, 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 6th day of October, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

