THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930355** Karen Johnson Davidson County Batch# 496412 DEEDWARR 10/15/2020 10:32:06 AM 2 pgs Fees: $13.00 Taxes: $4,292.00 20201015-0119869	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,160,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Richard Gotwald and Casey Gotwald 108 Alton Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 08 0 132.00

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, **Colin David McKnight and Elizabeth Jane Davis, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Gotwald and Casey Gotwald, husband and wife**, ("Grantees"), their 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. 4 of Block "D" on the Map of 2nd Revised Plan, Highland of Belle Meade No. 2, Blocks A, B, C & D, as of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Colin David McKnight and Elizabeth Jane Davis, husband and wife, by Warranty Deed from Stephanie Renee Rishel, unmarried, of record in Instrument No. 20160606-0056960, in the Register's Office of Davidson County, Tennessee, dated May 19, 2016 and recorded on June 06, 2016.

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 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks A, B, C & D, as recorded in Plat Book 1130, Page(s) 62.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1357, Page 41.

Easement recorded in Book 1065, Page 6.

This is improved property located at 108 Alton Road Nashville TN 37205

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 14th day of October, 2020.

Colin David McKnight

Elizabeth Jane Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colin David McKnight and Elizabeth Jane Davis, 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 14th day of October, 2020.

Notary Public

My Commission Expires: _____