THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930486** Karen Johnson Davidson County Batch# 497857 **DEEDWARR** 10/19/2020 09:51:48 AM 2 pgs Fees: $13.00 Taxes: $1,850.00 20201019-0121189	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission Expires:

CONNOR R. SESTAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2024

WARRANTY DEED

Address New Owner: Kelly Norris 1005 Heatfield Circle Nashville TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 09 0A 162.00

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, **Mary Jane Charriere and Adam Charriere, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Norris, 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. 160, on the Plan of Banbury Crossing, Section Four, of record in Instrument Nos. 20000114-0004987, 20000114-0004988, 200000114-0004989, as revised in Instrument No. 20040121-0008062, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Adam Charriere and Mary Jane Charriere, husband and wife, by Warranty Deed from Roger M. Johnson, of record in Instrument No. 20150311-0020705, in the Register's Office of Davidson County, Tennessee, dated March 06, 2015, and recorded on March 11, 2015.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Banbury Crossing, as recorded in Plat Book 9700, Page(s) 549.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Banbury Crossing, Section Four, as recorded in Instrument Nos. 20000114-0004987; 20000114-0004988; 20000114-0004989.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One Section Four, Banbury Crossing, as recorded in Instrument No. 20040121-0008062.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10369, Page 48; amended in Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4148, Page 75; Book 4148, Page 196, Book 4148, Page 240, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 264 and Book 4148, Page 292. Easement for Transmission Line, recorded in Book 1174, Page 152 and Book 2438, Page 460.

Easement recorded in Book 2930, Page 71 and Book 3673, Page 551.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10219, Page 524 and Book 10219, Page 518.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10633, Page 330 and Instrument No. 20000111-0004044.

Agreement as set forth in instrument recorded in Book 11213, Page 82.

This is improved property located at 1005 Heatfield Circle Nashville 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 16th day of October, 2020.

Mary Jane Charriere

Adam Charriere

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Jane Charriere and Adam Charriere, 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 16th day of October, 2020.

Notary Public

My Commission Expires: 3·6·24

