Karen Johnson Davidson County
Batch# 499385 DEEDWARR
10/20/2020 02:29:15 PM 2 pgs
Fees: $13.00 Taxes: $1,672.03
20201020-0122202

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930562**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $451,900.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

WARRANTY DEED

Address New Owner: Matthew Harley Mills and Amy Michele Richardson 1717 Boxwood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 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, **Alex W. Buckler and Kristina Mizzell Buckler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Harley Mills and Amy Michele Richardson, 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. 107, as shown on the map entitled The Woodlands Subdivision Phase 4, Section 1B, of record as Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristina Mizzell Buckler and Alex W. Buckler, wife and husband by Warranty Deed from Derrick L. Derringer, Melanie B. Derringer, and Ashley T. Sullivan, of record in Instrument No. 20161209-0129431, in the Register's Office of Davidson County, Tennessee dated December 7, 2016 and recorded on December 9, 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 The Woodlands Subdivision Phase 4, Section 1B, as recorded in Instrument No. 20070705-0080255.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary The Woodlands, as recorded in Plat Book 6900, Page(s) 497.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MM-SB-RE20 1717

Declaration of Covenants, Conditions and Restrictions recorded in Book 7334, Page 109 and Book 7480, Page 250, Amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390 and Book 8634, Page 224 re-recorded in Book 8643, Page 675.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 495 and Book 7091, Page 428.

Easement recorded in Book 7917, Page 422.

Easement for Sanitary Sewers, recorded in Instrument No. 20031124-0170676.

Agreement for Participation in Huntington Park Trunk Sewer as set forth in instrument recorded in Book 6699, Page 752.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7336, Page 3 and Instrument No. 20070702-0078297.

Deed of Conveyance recorded in Book 8541, Page 230.

This is improved property located at 1717 Boxwood 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 16th day of October, 2020.

Alex W. Buckler

Kristina Mizzell Buckler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alex W. Buckler and Kristina Mizzell Buckler, 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: _____

ABBY LENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES