THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930381** Karen Johnson Davidson County Batch# 500037 **DEEDWARR** 10/22/2020 08:21:26 AM 2 pgs Fees: $13.00 Taxes: $1,165.50 20201022-0122560	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. KB Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Cooper Rohrbaugh 4636 Cather Court Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 062 02 0B 250.00

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, **Danielle L. Gonzales, a single woman, individually and as the sole heir of Pamela Dawn Wipf and Louis Gonzales, a single man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cooper Rohrbaugh, unmarried**, ("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. 171 on the Plan of Final Plat Cluster Lot Development, Abbington Park, Phase One – Section Five, of record in Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Danielle L. Gonzales, a single woman, and Pamela D. Wipf, a single woman, and Louis Gonzales, a single man, by Warranty Deed from James T. Stepp and wife, Amy M. Stepp, of record in Instrument No. 20150730-0075084, in the Register's Office of Davidson County, Tennessee, dated July 20, 2015 and recorded on July 30, 2015.

Pamela D. Wipf now having been deceased on May 25, 2020 in Davidson County, Tennessee. Affidavits of Heirship of record in Instrument No. 20201022-0122557 ,Instrument No. 20201022-0122558 , and Instrument No. 20201022-0122559 naming Danielle L. Gonzales as the sole heir at law of the said Pamela Dawn Wipf.

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 2021 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 CLUSTER LOT DEVELOPMENT, ABBINGTON PARK,

PHASE ONE – SECTION FIVE, as recorded in Instrument No. 20060113-0005368.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030213-0020075 and Supplemental Declaration recorded in Instrument No. 20060202-0012846 and amendment recorded in Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830.
Easement for Transmission Line, recorded in Book 1163, Page 341.

Easement for Ingress/Egress, recorded in Book 1198, Page 525.

Easement for Flowage, recorded in Book 2242, Page 513.

Easement for Water and Sewerage Services, recorded in Book 8377, Page 820.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030109-0004246.

This is improved property located at 4636 Cather Court Nashville TN 37214

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.

Danielle L. Gonzales, individually and
And as the sole heir of Pamela Dawn Wipf

Louis Gonzales

STATE OF AK
COUNTY OF 3rd

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DANIELLE L. GONZALES and LOUIS GONZALES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2020.

Notary Public

My Commission Expires: 05/28/21

"Official Seal"
Notary Public
Breanne Martucci
State of Alaska
Commission # 170828008 Exp 05/28/2021