THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930495** Karen Johnson Davidson County Batch# 505368 DEEDWARR 10/30/2020 01:46:30 PM 2 pgs Fees: $13.00 Taxes: $2,682.50 20201030-0127040	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2020. Notary Public My Commission Expires: 7.5.2021 MEMORIE WATTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Wootson Enterprises, LLC PO Box 330996 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0G-005.00 CO

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, **Lola K. Dale, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wootson Enterprises, LLC**, ("Grantee"), 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(s) 51, as shown on the map entitled Revised Final Plat of Whitworth Phase 01, of record in Plat Book 7900, pages 140-145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALBERT J. DALE, JR. and wife, LOLA K. DALE, by deed from F. LYNN MCPHEETERS AND WIFE, SUSAN F. MCPHEETERS, of record in Book 9919, page 33 , dated December 13, 1995 , said Register's Office.

Power of Attorney recorded in Instrument No. 20180405-0032118, Register's Office of Davidson County, Tennessee

Lola K. Dale and Katherine L. Dale being one and the same.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-14-0G-005.00 CO.
Davidson County taxes for 2019, Map-Par. 104-14-0G-005.00 CO, $5,515.73, PAID.

Matters shown on the Plan of record in Plat Book 7900, pages 140-145, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Whitworth Development and the By-Laws of the Whitworth Homeowner's Association appended thereto of record in Book 8026, page 305, as amended by Declaration of Annexation of record in Book 8047, page 243, further amended by Amendment and Supplement of record in Book 8282, page 45, Book 8830, page 249 , Book 8830, page 270, Book 9144, page 153, Book 9778, page 27, and as Instrument No. 20100615-0046543, Affidavit in Instrument No. 20160919-0098409, and amendment to By-Laws of record as Instrument No. 20020812-0097386, said Register's Office.

Agreement for dedication of easement for water mains and appurtenances granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7868, page 959, said Register's Office.

This is improved property located at 38 Erwin Court 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 28th day of October, 2020.

Lola K. Dale by Albert J. Dale III her Attorney-in-Fact

Lola K. Dale by Albert J. Dale, III, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert J. Dale, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Lola K. Dale and that he is authorized by Lola K. Dale to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of October, 2020.

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY