THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031297** Karen Johnson Davidson County Batch# 523159 **DEEDWARR** 12/01/2020 03:46:23 PM 2 pgs Fees: $13.00 Taxes: $1,387.50 20201201-0139651	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2020. Notary Public My Commission Expires:

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Cramer J. Price and Jessica A. Price 7506 Old Harding Pike Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Better Mortgage P.O. Box 650094 Dallas, TX 75265	Tax Information: Tax Parcel ID No. 142-14-0B-004.00 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, **Matthew Terwall and Audrey Fell, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cramer J. Price and Jessica A. Price, 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(s) 4 , as shown on the map entitled River Plantation Phase I - Section VIII, of record in Plat Book 6900, pages 475 and 476, 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 MATTHEW TERWALL and AUDREY FELL, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from MEGAN B. BASS, BRIAN S. BASS and SCOTT BASS, of record in Instrument No. 20160930-0103091 , dated September 23, 2016 , said Register's Office.

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. 142-14-0B-004.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 475 and 476, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924 and in Book 7389, page 941, said Register's Office.

This is improved property located at 7506 Old Harding Pike Nashville TN 37221

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 30th day of November, 2020.

Matthew Terwall

Audrey Fell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Terwall and Audrey Fell, 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 30th day of November, 2020.

Notary Public

My Commission Expires: _____

