Karen Johnson Davidson County
Batch# 556685 DEEDWARR
01/20/2021 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210120-0008189

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 201232001** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of January, 2021.<br><br>Notary Public<br>My Commission Expires: 12-18-22 |

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Austin Russell and Karen K. Russell<br>317 Shady Creek Lane<br>Nashville TN 37211 | Send Tax Bills To:<br>~~New Owner~~<br>Republic Bank & Trust Co<br>200 S 7th Street<br>Louisville, KY 40202 | Tax Information:<br>Tax Parcel ID No.<br>161-13-0B-317.00 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, **Austin Ryan Simmons and Ashleigh Speight Simmons, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Austin Russell, unmarried and Karen K Russell, married **Austin Russell, unmarried and Karen K. Russell, married,** ("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 Unit No. 317 on the plan of Creekside of Brentwood, as shown on Exhibit "B" to the Amended and Restated Master Deed of Creekside of Brentwood, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to RYAN SIMMONS and ASHLEIGH SPEIGHT SIMMONS, HUSBAND AND WIFE, by deed from ERIC A. KAMBESTAD and wife, KAITLYN KAMBESTAD, of record in Instrument No. 20151102-0111080, dated October 30, 2015, 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. 161-13-0B-317.00 CO.

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 Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, said Register's Office.

Access and Utility Easement of record in Instrument No. 20040305-0025839, said Register's Office.

Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, said Register's Office.

Easement(s) of record in Instrument No. 20040305-0025834, said Register's Office.

Easement(s) of record in Book 9444, page 27, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20090730-0071237, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, page 755 and Book 7250, page 758, said Register's Office.

Subject to Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, page 486, said Register's Office.

Grant of Transmission Line Easement of record in Book 2438, page 376, said Register's Office.

This is improved property located at 317 Shady Creek Lane 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 15th day of January, 2021.

Austin Ryan Simmons

Ashleigh Speight Simmons

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Ryan Simmons and Ashleigh Speight Simmons, 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 15th day of January, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JUNE 6, 2022

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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 law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY