THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201231918

Karen Johnson Davidson County
Batch# 565876 **DEEDWARR**
02/02/2021 09:16:36 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20210202-0014713

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2021.

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 20, 2024

Notary Public
My Commission Expires: 7-20-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lora Harnack 21 Belcaro Circle Nashville TN 37215	NEW OWNER	Tax Parcel ID No. 131 06 0B 018.00

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, **Ashley Thaxton White, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lora Harnack, an unmarried woman,** ("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 Country, Tennessee, being Lot No. 18 on the Plan of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, Page 564, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sean A. White and Ashley Thaxton White, husband and wife, by Warranty Deed From William Bradley and wife, Nannette Bradley, of record in Instrument No. 20110325-0023121, in the Register's Office of Davidson County, Tennessee, dated March 24, 2011 and recorded on March 25, 2011.

Being the same property conveyed to Ashley Thaxton White, unmarried, by Quitclaim Deed from Sean A. White, unmarried, of record in Instrument No. 20210113-0006134, in the Register's Office of Davidson County, Tennessee, dated and recorded January 13, 2021.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, as recorded in Plat Book 6250, Page(s) 564 and Maximum Square Footage Allocations for the Village of Foxview, Tract 5 recorded in Book 6626, Page 937. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills, as recorded in Plat Book 6250, Page(s) 284, as revised in Book 6250, Page 649.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book

6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 9882, Page 733 and Instrument No. 20031219-0181028.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6625, Page 171, as amended in Book 6917, Page 718.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6326, Page 588.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3702, Page 250 and Book 4298, Page 491.

Easement recorded in Book 7275, Page 826.

Agreement as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

This is improved property located at 21 Belcaro Circle Nashville TN 37215

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 29th day of January, 2021.

Ashley Thaxton White by SK as Attorney-in-fact

Ashley Thaxton White by Shira Kingrey as 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, Shira Kingrey, 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 Ashley Thaxton White and that he is authorized by Ashley Thaxton White to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of January, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023