Karen Johnson Davidson County
Batch# 589930 DEEDWARR
03/11/2021 11:28:33 AM 2 pgs
Fees: $13.00 Taxes: $2,856.03
20210311-0032362

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

CRT File No. 210233274

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $771,900.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2021.

Notary Public
My Commission Expires: 6-17-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark R. Johnson and Amanda P. Johnson 831 Battery Lane Nashville TN 37220	←Same	Tax Parcel ID No. 132 14 0 027.00

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, **Paul William Grutter and Ashley Wilson Grutter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark R. Johnson and Amanda P. Johnson, husband and wife**, ("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. 2 on the Plan of H. G. Lowe's Subdivision. Being a Part of Lot 3 of the John Overton Estate, of record in Book 1424, Page 46, Register's Office for said County.

Said Lot No. 2 fronts 150 feet on the Southerly margin of Battery Lane and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Paul William Grutter and Wife, Ashley Wilson Grutter, by Warranty Deed from Ann Michelle Brown, A Married Woman, of record in Instrument No. 20180912-0090294, in the Register's Office of Davidson County, Tennessee, dated September 07, 2018 and recorded on September 12, 2018.

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 H. G. Lowe's . Subdivision. Being a Part of Lot 3 of the John Overton Estate, as recorded in Plat Book 1424, Page(s) 46.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1627, Page 55.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7043, Page 240.

This is improved property located at 831 Battery Lane Nashville TN 37220

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 9th day of March, 2021.

Paul William Grutter

Ashley Wilson Grutter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul William Grutter and Ashley Wilson Grutter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2021.

Notary Public

My Commission Expires: _____