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

CRT File No. 210334018

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 610930 **DEEDWARR**
04/08/2021 12:07:56 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20210408-0046985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2021.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Pamphile and Ryane Pamphile 5541 Cottonport Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 171 08 0A 115.00

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, **Jurrell J. Casey, Ryann M. Gray, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Pamphile and Ryane Pamphile, 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. 115 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Jurrell J. Casey, unmarried and Ryann M. Gray, unmarried, joint tenants with right of survivorship, by Warranty Deed from Barbara J. Krebsbach, an unmarried woman, of record in Instrument No. 20160520-0050824, in the Register's Office of Davidson County, Tennessee, dated May 19, 2016 and recorded on May 20, 2016.

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 Cottonport Plantation Phase II, as recorded in Plat Book 6900, Page(s) 950.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and Cover Sheet of Cottonport Plantation, as recorded in Plat Book 6900, Page(s) 529.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925, amended Book 8313, Page 932 and Book 10775, Page 37.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7430, Page 784, amended Book 7565, Page 57 and Book 7824, Page 254.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7897, Page 576.

Easement recorded in Book 8486, Page 332.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

This is improved property located at 5541 Cottonport Drive Brentwood TN 37027

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 6th day of April, 2021.

Jurrell J. Casey

Ryann M. Gray

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jurrell J. Casey and Ryann M. Gray, 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 6th day of April, 2021.

Notary Public

My Commission Expires: 10-7-23

DESHAWN JAMES-GILLIAM
Notary Public
State of Colorado
Notary ID # 20194038433
My Commission Expires 10-07-2023