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

CRT File No. 210334203

Karen Johnson Davidson County
Batch# 613953 **DEEDWARR**
04/13/2021 11:52:51 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210413-0049108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2021.

Notary Public
My Commission Expires:

LYDIA THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-23-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William R Jensen 9866 Equestrian Way Zionsville, IN 46077	New Owner	Tax Parcel ID No. 131 06 0G 606.00

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, **Kevin Collier and Paige Collier, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William R. Jensen, Madison A. Jensen, and Megan M. Jensen, joint tenants with rights of survivorship**, ("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 Unit No. 606, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1,2, & 11 of Burton Hills, of record in Plat Book 6250, Page 978, amended in Book 6900, Page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Collier and Paige Collier, husband and wife by Warranty Deed from Clayton D. Knox, unmarried, of record in Instrument No. 20180501-0040932, in the Register's Office of Davidson County Tennessee, dated April 23, 2018 and recorded on May 01, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills, as recorded in Plat Book 6250, Page(s) 649.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Tracts 1,2, & 11 of Burton Hills, as recorded in Plat Book 6250, Page(s) 978, and amendment recorded in Plat Book 6900, Page 304.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696, as amended by instrument(s) of record in Book 7308, Page 859.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as being amended on 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 and in Book 9882, Page 733.

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

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

Easement for Broadband Communications Services, recorded in Instrument No. 20140902-0079895.

Agreement as set forth in instrument recorded in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 711 and in Book 7147, Page 416.

This is improved property located at 606 Arkland Place 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 9th day of April, 2021.

Kevin Collier

Paige Collier

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Collier and Paige Collier, 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 9th day of April, 2021.

Notary Public

My Commission Expires: _____

LYDIA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-23-2023