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

CRT File No. 210233620

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# 620136 DEEDWARR
04/21/2021 12:09:37 PM 2 pgs
Fees: $13.00 Taxes: $2,038.70

20210421-0053384

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $551,000.00.

Affiant

Subscribed and sworn to before me, this 19th 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:
Brian Kemper Evans 909 Neartop Drive Nashville, TN 37215	New Owner	Tax Parcel ID No. 103 14 0 057.00

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, **The Merle C. Van Vleet and/or Rebecca E. Van Vleet Revocable Living Trust, through Merle C. Van Vleet and Rebecca E. Van Vleet, Trustees** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Kemper Evans, a married man** ("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. 13 on the Plan of Hillwood Terrace, as shown on plat of record in Plat Book 2663, Page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 13 fronts 202.6 feet on the South side of Neartop Drive and runs back 220.3 feet on the Westerly line and 220.4 feet on the Easterly line, to a dead line in the rear on which it measures 202.6 feet.

Being the same property conveyed to The Merle C. Van Vleet and/or Rebecca E. Van Vleet Revocable Living Trust, through Merle C. Van Vleet and Rebecca E. Van Vleet, Trustees, by Quitclaim Deed from Merle C. Van Vleet and Rebecca E. Van Vleet, of record in Instrument No. 20030922-0139878, in the Register's Office of Davidson County, Tennessee, dated September 18, 2003 and recorded on September 22, 2003. And Trust Agreement recorded in Instrument No. 20030922-0139879.

Being the same property conveyed to Merle C. Van Vleet and wife, Rebecca M. Van Vleet, by Warranty Deed from John Bernard Arlt, Jr., and wife, Mary Powell Arlt, of record in Book 4257, Page 427, in the Register's Office of Davidson County, Tennessee, dated August 06, 1968 and recorded on August 06, 1968.

Rebecca E. Van Vleet having since died on May 11, 2019

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 HILLWOOD TERRACE, as recorded in Plat Book 2663, Page 50.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2749, Page 338.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2751, Page 521, as amended in Book 4330, Page 694 and Instrument No. 20070404-0040344.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3991, Page 904 and Book 4017, Page 379.

This is improved property located at 913 Neartop Drive Nashville TN 37205

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 19th day of April, 2021.

Merle C. Van Vleet, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Merle C. Van Vleet, Trustee and 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 19th day of April, 2021.

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____