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

**CRT File No. 210334045**

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,585,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2021.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 620588 DEEDWARR
04/22/2021 10:27:13 AM 2 pgs
Fees: $13.00 Taxes: $5,864.50

20210422-0053996

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Gregory Gilley and Terasa Gilley<br>107 Abbottsford<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117-13-0B-090.00 CO |

**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, **Randy Koch and Janis Edwards, tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gregory Gilley and Terasa Gilley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A.

Land in Davidson County, Tennessee, being Lot No. 107 , on the Pla t of Phase One of Abbottsford, A Planned Unit Development , of record in Plat Book 6250, pages 419 through 4 21, as amended in Book 6771, page 683, and as corrected by Surveyor' s Certificate of Correction of record in Book 6800, page 164, Register' s Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to RANDY KOCH AND JANIS EDWARDS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from ANNE J. RUARK, of record in Instrument No. 20170922-0097470 , dated September 20, 2017 , said Register's Office.

Said property was never the marital residence of Grantors.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-13-0B-090.00 CO.

Matters shown on the Plan of record in Plat Book 6250, pages 419 thru 421, as amended in Book 6771, page 683, and as corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6537, page 303, as amended in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 14058, page 810, and as Instrument Nos. 20010330-00309030, 20010502-0045152 and 20010514-0049648, said Register's Office.

Declaration of Restrictive Covenants and Reciprocal Easement of record in Book 6478, page 177, as amended in Book 6530, page 242, said Register's Office.

Stormwater Detention Agreement of record in Book 6555, page 328, said Register's Office.
Water Line Easements of record in Book 1286, page 690, and Book 1037, page 572, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSB-KV-21107

Easement of record in Book 5128, page 953, said Register's Office.

Gas Service Line or Fuel Line Easement of record in Book 7272, page 746, said Register's Office.

This is improved property located at 107 Abbottsford 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 14th day of April, 2021.

Randy Koch

Janis Edwards

STATE OF FL )

COUNTY OF Orr )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randy Koch and Janis Edwards, 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 14th day of April, 2021.

Notary Public

My Commission Expires: 7-22-23

Notary Public State of Florida
Viral Patel
My Commission GG 354350
Expires 07/22/2023