#35445

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant
First Title & Escrow Co., Inc. FTEC File No. 35455-05-2020	Subscribed and sworn to before me this 22nd day of April, 2021. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William P. Dutton, Darlene Dutton 1001 Greenwich Park Nashville, TN 37215	William P. Dutton, Darlene Dutton 1001 Greenwich Park Nashville, TN 37215	Map and Parcel No.: 117130B16300CO

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, Peaches Gunter Blank, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to William P. Dutton and Darlene Dutton, husband and wife ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1001 Greenwich Park, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 624545 DEEDWARR
04/28/2021 12:01:30 PM 5 pgs
Fees: $28.00 Taxes: $6,105.00
20210428-0056736

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of April, 2021.

Peaches Gunter Blank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peaches Gunter Blank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2021.

Notary Public

My Commission Expires: 3/6/24

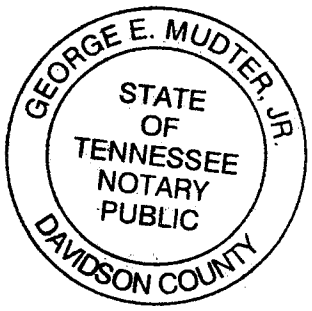


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1001 on the Plan of Abbottsford, Phase 2, Revision1, as of record in Plat Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, and corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Peaches Gunter Blank by deed dated July 3, 2008 from Carol Elexis Waller, unmarried of record in Instrument No. 20080707-0069514, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants for Abbottsford contained in an instrument of record in Book 6537, page 303, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowner's Association, Inc. of record in Book 8106, page 1, as amended in Book 8627, page 254, Book 9381, page 876,
4. Book 10458, page 810, and Instrument No. 20010330-0030930, and supplemented in Instrument No. 20010502-0045152, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264,
5. Instrument No. 20160523-0051265, Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictive Covenants and Reciprocal Easements dated, January 21, 1985, of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to Abbottsford Homeowner's Association of record in Book 7175, page 761 and Instrument No. 20041214-0148658, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572 and corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee.
9. All matters appearing on a Subdivision Plat of the Frank R. Leu Property, of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.
10. Waterline Easements of record in Book 1286, page 690, Book 1037, page 572, and Book 5128, page 953, Register's Office for Davidson County, Tennessee.

11. Metropolitan Ordinances BL2000-545 and BL2000-546 of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.
12. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
13. Easement for underground utility of record in Book 8643, page 272, Register's Office for Davidson County, Tennessee.
14. Storm water detention agreement of record in Book 6555, page 328 and Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee.
15. Easement Agreement for ingress and egress of record in Instrument No. 20071017-0123289, Register's Office for Davidson County, Tennessee.
16. Correction of Gas Line Easement of record in Book 5128, page 953, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

