PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 645651 DEEDWARR
05/28/2021 11:47:40 AM 2 pgs
Fees: $13.00 Taxes: $3,339.25
20210528-0072406

W & I Ref: (DM) Title No.: 61827
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ann S. Deters Dennis N. Deters 201 Lone Oak Village Way Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131030000100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$902,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald G. Austelle and Janice Austelle, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann S. Deters and Dennis N. Deters, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lone Oak Village, a Residential Planned Unit Development, of record in Inst. No. 20041216-0149685, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Donald G. Austelle and Janice Austelle, husband and wife, by Special Warranty Deed from David J. White, a single person, dated September 4, 2014 and recorded on September 10, 2014, of record in Inst. No. 20140910-0083010, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20041216-0149685, said Register's Office, which Plan shows a 10 foot minimum building setback line, public utility and drainage easement from Lone Oak Village Way, a 5 foot side building setback line along each side line and a Private Joint Access Drive along the rear line; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20050914-0110696, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; A permanent and perpetual exclusive easement to use the area on Lot 2 as outdoor living space for the benefit of Lot 1 as set forth in Doc. No. 20050919-0112504, corrected in Doc. No. 20051017-0124878, said Register's Office; Stormwater Detention Agreement in Doc. No. 20040928-0116788, said Register's Office; Landscape Agreement of record in Doc. no. 20041217-0150289, said Register's Office.

This is improved property, known as 201 Lone Oak Village Way, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2021.

Donald G. Austelle **Janice Austelle**

State of Tennessee

County of Davidson

On this 26th day of May, 2021, before me the undersigned authority, personally appeared Donald G. Austelle and Janice Austelle, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $902,500.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2021.

My Commission Expires: JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

Notary