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

CRT File No. 210334267

Karen Johnson Davidson County
Batch# 651482 **DEEDWARR**
06/08/2021 11:00:52 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20210608-0076647

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2021.

Notary Public
My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Campbell Maher, Jr. and Abbi Elizabeth Maher 2 Middleton Park Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 157 08 0A 032.00

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, **Barbara R. Oglesby, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Campbell Maher, Jr. and Abbi Elizabeth Maher, husband and wife**, ("Grantees"), their 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. 32 on the Plan of 3rd Revision, Middleton, Residential Planned Unit Development of record in Plat Book 6900, Page 900, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara R. Oglesby, by Warranty Deed from David H. Rue and Linda B. Rue, Husband and Wife, of record in Instrument No. 20161003-0104111, in the Register's Office of Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016.

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 3rd Revision, Middleton, a Residential Planned Unit Development, as recorded in Plat Book 6900, Page(s) 900.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 1st Revision, Middleton, a Residential Planned Unit Development, as recorded in Plat Book 6900, Page(s) 204.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6522, Page 212, as amended in Book 7119, Page 345, Book 9816, Page 844 and Book 10714, Page 744.

Easement for Water and Sewerage Services, recorded in Book 8377, Page 774, Book 8377 Page 812 and Book 8377, Page 816.

Stormwater Detention Agreement as set forth in instrument recorded in Book 6505, Page 881.

This is improved property located at 2 Middleton Park Lane Nashville TN 37215

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 4th day of June, 2021.

Barbara R. Oglesby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara R. Oglesby, 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 27th day of May, 2021.

Notary Public

My Commission Expires: _____

