Karen Johnson Davidson County
Batch# 659558 DEEDWARR
06/18/2021 10:05:00 AM 2 pgs
Fees: $13.00 Taxes: $2,488.16
20210618-0082424

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$672,475.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2021.

Notary Public

My commission expires: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Alan Shapiro	New Owner	**Map 131-06-0-C Parcel 050-00CO**
61 Ravenwood Hills Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher B. Holleman and wife, Emily Holleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Alan Shapiro

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89, on the Revised Plat of Burton Hills, Village of Ravenwood, Tract 20, a Planned Unit Development, of record in Book 6900, Page 363, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher B. Holleman and Emily Holleman, husband and wife, by Deed from Greg Daily and wife, Collie Daily, of record in Instrument No. 20140312-0020770, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: 1) The Plan of record in Book 6900, Page 363, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3702, Page 250, and Book 4298, Page 491, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Boundary Plat of record in Book 6900, Page 55, Register's Office for Davidson County, Tennessee. 4) Declaration of Covenants, Conditions and Restrictions of Burton Hills-Village of Ravenwood, of record in Book 7071, Page 460 and as amended in Book 7146, Page 183 and by Appointment of Successor Trustee of record in Book 10386, Page 864, Register's Office for Davidson County, Tennessee. 5) Charter of Burton Hills-Village of Ravenwood Homeowners' Association, Inc. of record in Book 7189, Page 67, Register's Office for Davidson County, Tennessee. 6) Declarations of Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee. 7) Declaration of Covenants, Conditions and Restrictions for Burton Hills, of record in Book 6517, Page 522, and as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733, Register's Office for Davidson County, Tennessee. 8) Open Space Agreements of record in Book 6655, Page 47, Book 6470, Page 383, Book 7147, Page 411 and Book 7147, Page 416, Register's Office for Davidson County, Tennessee. 9) Charter of Burton Hills Homeowners' Association, Inc. of record in Book 6517, Page 505 and amended in Book 6921, Page 216, Register's Office for Davidson County, Tennessee. 10) Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, amended in Book 6921, Page 214, Register's Office for Davidson County, Tennessee. 11) Assignment of water tap and sewer taps of record in Book 9193, Page 523, Register's Office for Davidson County, Tennessee. 12) Maximum Square Footage Allocation for Burton Hills-Village of Ravenwood of record in Book 7147, Page 421, Register's Office for Davidson County, Tennessee. 13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **61 Ravenwood Hills Circle, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **17th** day of **June, 2021.**

Christopher B. Holleman

Emily Holleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christopher B. Holleman and Emily Holleman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **June, 2021.**

Notary Public

My Commission Expires: 11/8/21

