THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535315** Karen Johnson Davidson County Batch# 662203 DEEDWARR 06/22/2021 01:36:30 PM 3 pgs Fees: $18.00 Taxes: $4,140.30 20210622-0084253	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,179,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2021. Notary Public My Commission Expires: KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires May 21, 2023

WARRANTY DEED

Address New Owner: Perry MacDonald and Sandra MacDonald **434 SW 185th Street** **Normandy Park, WA 98166**	Send Tax Bills To: Keller Mortgage, LLC 4725 Lakehurst Ct, Ste 400 Dublin, OH 43016	Tax Information: Tax Parcel ID No. 117-13-0B-082.00 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, **Judith A. Echols, Trustee of the Judith A. Echols Revocable Living Trust u/a/d March 14, 1996** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Perry MacDonald and Sandra MacDonald, 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:

Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled Phase One Abbottsford, of record in Plat Book 6250, pages 419-421 (amended in Book 6771, page 683) (amended in Book 6800, page 164), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALTON D. ECHOLS AND JUDITH A. ECHOLS, TRUSTEES OF THE JUDITH A. ECHOLS REVOCABLE LIVING TRUST U/A/D MARCH 14, 1996, by deed from MARGARET M. GROW, AS TRUSTEE FOR THE MARGARET M. GROW REVOCABLE LIVING TRUST DATED JULY 8, 1996, of record in Instrument No. 20001204-0118483 , dated November 15, 2000 , said Register's Office.

Alton D. Echols having since died on May 11, 2006 leaving Judith A. Echols as surviving Trustee as stated in the Judith A. Echols Living Trust dated March 14, 1996 as amended and restated on June 1, 2018.

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-082.00 CO.

Matters shown on the Plan of record as Plat Book 6250, page 419 -421 , amended in Book 6771, page 683 and further amended in Book 6800, page 164, said Register's Office.

Declaration of Restrictive Covenants and Reciprocal Easements of record as Book 6478, page 177, amended in Book 6530, page 242, and Book 6537, page 303, said Register's Office.

Declaration of Covenants, Conditions, Liens, By-Laws, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 6537, page 303, amended and restated in Book 8106, page 1, and amended in Book 10458, page 810, and Instrument No. 20010330-0030930, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949, Instrument No. 20160523-0051264, Instrument No. 20150511-0042928, Instrument No. 20160523-0051265, and Instrument No. 20160523-0051266, amendments to ByLaws of record

in Book 8627, page 254 and Book 9381, page 876, and Instrument No. 20131218-0127949, said Register's Office.

Storm Water Detention Agreement of record as Book 6555, page 328, said Register's Office.

Easement for waterline of record in Book 1286, page 690 and Book 1037, page 572, said Register's Office.

Grant of Gas Service Line or Fuel Line Easement of record in Book 6928, page 934, said Register's Office.

This is improved property located at 115 Abbottsford Nashvillle 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 18th day of June, 2021.

The Judith A. Echols Revocable Living Trust u/a/d March 14, 1996

Judith A. Echols, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith A. Echols, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the the Judith A. Echols Revocable Living Trust u/a/d March 14, 1996, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2021.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08, 2022 KATE ROSENTHAL

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 18, 2021.

Tracey Trumphour
Affiant
Date: 6-18-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of June, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY