Karen Johnson Davidson County
Batch# 693761 DEEDWARR
08/10/2021 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20210810-0107436

WARRANTY DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$527,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

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
Jonathan Routon **Josephine Rose Routon**	Same As New Owner	**085-14-0-B-040.00co**
2952 Jenry Drive	2952 Jenry Drive	
Nashville, TN 37214	Nashville, TN 37214	

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,

Burton Hill and Cheryl Spruell-Hill, husband and wife

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

Jonathan Routon and Josephine Rose Routon, husband and wife

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. 40 on the Final Plat of Donelson Downs, of record in Instrument No. 20190221-0015852, 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 Burton Hill and Cheryl Spruell-Hill, husband and wife by Deed dated January 15, 2020, from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20200116-0005706, said 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 Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions and By-Laws of Donelson Downs, of record in Instrument No. 20190423-0037390, said Register's Office.**

3) **By-Laws of Donelson Downs Owner's Association, Inc. appended thereto as Exhibit "B", said Register's Office.**

4) **Charter of Donelson Downs Owner's Association, Inc. of record in Instrument No.20190423-0037389, said Register's Office.**

5) **Easements for Water Mains of record in Book 722, Page 303 and Book 722, Page 328, said Register's Office.**

6) **Restrictions of record in Book 1102, Page 139, said Register's Office.**

7) **Warranty Deed and Flowage Easement of record in Book 2278, Page 315, said Register's Office.**

8) **Perpetual Easement for Highway Purposes of record in Book 4758, Page 444, Book 4764 ,Page 804 and Book 4828, Page 296, said Register's Office.**

9) **Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4786, Page 795, Book 4786, Page 798, Book 5180, Page 988, Book 5182, Page 563, and Book 5275 Page 537, said Register's Office.**

10) **Agreement for the Dedication of a Temporary Easement for the Construction of Sanitary Sewers and/or Drainage Improvements or Water Mains of record in Book 8059, Page 492, said Register's Office.**

11) **Right of Way Acquisition and Temporary Construction Easement of record in Instrument No. 20031203-0173516, Instrument No. 20031203-0173518, Instrument No. 20040109-0003634, and Instrument No. 20040109-0003644, said Register's Office.**

12) **Easement for the flow of Stones River and the rights of the public therein.**

13) **Rights of upper and lower riparian owners to the flow of the water of Stones River, free from diminution or pollution.**

14) **Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stones River.**

15) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180418-0036711, said Register's Office.**

16) **Conveyance of open space and common area to Donelson Downs Owner's Association, Inc., of record in Instrument No. 20210205-0017275, said Register's Office.**

17) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 2952 Jenry Drive, Nashville, TN 37214.

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 6th day of August, 2021.

Burton Hill

Cheryl Spruell-Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Burton Hill and Cheryl Spruell-Hill,** 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 **6th** day of **August, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the 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 08/06/2021.

Date

Affiant Signature

08/06/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON