Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 210736253

Karen Johnson Davidson County
Batch# 702377 **DEEDWARR**
08/23/2021 10:24:54 AM 2 pgs
Fees: $13.00 Taxes: $1,260.96

20210823-0113387

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,800.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle McMaster and Lisa McMaster 133 Country Club Drive Hendersonville, TN 37221	New Owner	Tax Parcel ID No. 156 02 0 048.00

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, **Kenneth D. McMaster and Marlene Joyce McMaster, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle McMaster and Lisa McMaster, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 359 on the Plan of Section 3, Harpeth Valley Park, of record in Book 4175, Page 15, Register's Office for said county. Said Lot fronts 75 feet on the Westerly side of Harpeth Bend Drive and extends back 175 feet on the Northerly line and 182.3 feet on the Southerly line to a dead line and measures 83.4 feet thereon.

Being the same property conveyed to Kenneth D. McMaster and wife, Marlene Joyce McMaster, by Warranty Deed from Ronald Kenneth Miller and Wife, Oleta M. Miller, of record in Book 4870, Page 816, in the Register's Office of Davidson County, Tennessee, dated November 22, 1974 and recorded on November 25, 1974.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3, Harpeth Valley Park, as recorded in Plat Book 4175, Page(s) 15.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858 and Book 4237, Page 179.

This is improved property located at 724 Harpeth Bend Drive Nashville TN 37221

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 20th day of August, 2021.

Kenneth D. McMaster

Marlene Joyce McMaster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth D. McMaster and Marlene Joyce McMaster, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022