THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635596** Karen Johnson Davidson County Batch# 705463 **DEEDWARR** 08/26/2021 12:19:11 PM 2 pgs Fees: $13.00 Taxes: $8,334.25 20210826-0115439	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,252,500.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2021. Notary Public My Commission Expires: HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Ellen Caplin and Robert Caplin 424 Royal Oaks Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 15 0 043.00

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, **Charles DG Warner and wife, Alison B. Warner,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ellen Caplin and Robert Caplin, as joint tenants with rights of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 10, Resubdivision of Royal Oaks, Section "B", as shown on plat of record in Plat Book 1424, Page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles DG Warner and wife, Alison B. Warner, by Warranty Deed from W. Dyer Rodes II and spouse, Martha H. Rodes, of record in Instrument No. 20110502-0033384, in the Register's Office of Davidson County, Tennessee, dated April 28, 2011 and recorded on May 02, 2011.

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 for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Royal Oaks, Section "B", as recorded in Plat Book 1424, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3877, Page 494.

Easement recorded in Book 613, Page 404 and Book 924, Page 24.

Easement for Sanitary Sewer, recorded in Book 5787, Page 160.

This is improved property located at 424 Royal Oaks Drive Nashville TN 37205

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 25th day of August, 2021.

Charles DG Warner

Alison B. Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles DG Warner and Alison B. Warner, 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 25th day of August, 2021.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023