THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736470** Karen Johnson Davidson County Batch# 705773 **DEEDWARR** 08/27/2021 10:37:43 AM 2 pgs Fees: $13.00 Taxes: $1,526.25 20210827-0115874	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $412,500.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2021. Notary Public My Commission Expires: 12/16/24

WARRANTY DEED

Address New Owner: Whatley Foss Hamilton 527 Belair Way Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0D-527.00 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, **Barbara E. Krall and Steven R. Krall, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Whatley Foss Hamilton**, ("Grantee"), his 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 Unit No. 527, of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, Instrument No. 20010627-0068123, which was re-recorded in Instrument No. 20050708-0079325, and further amended in Instrument No. 20160113-0003443 and Instrument No. 20160526-0053151, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to BARBARA E. KRALL AND STEVEN R. KRALL, WIFE AND HUSBAND, by deed from JULIE M. WOOD, of record in Instrument No. 20200604-0057659 , dated June 2, 2020 , said Register's Office.

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. 131-06-0D-527.00 CO.

Agreement between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6470, page 383, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 978, said Register's Office.

Master Deed of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Instrument No. 20010627-0068123, re-recorded in Instrument No. 200507808-0079325, Instrument No. 20160113-0003443, Instrument No. 20160526-0053151, amendments to ByLaws of record in Book 6911, page 827 and Instrument No. 20031016-0153582, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, 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, said Register's Office.

This is improved property located at 527 Belair Way Nashville 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 26th day of August, 2021.

Barbara E. Krall by Shira Kingrey Attorney-in-Fact

Barbara E. Krall by Shira Kingrey, her Attorney-in-Fact

Steven R. Krall by Shira Kingrey Attorney-in-Fact

Steven R. Krall by Shira Kingrey, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Barbara E. Krall and Steven R. Krall and that she is authorized by Barbara E. Krall and Steven R. Krall to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of August, 2021.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____