| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210836952**<br><br>Karen Johnson Davidson County<br>Batch# 722862 **DEEDWARR**<br>09/23/2021 11:46:38 AM 3 pgs<br>Fees: $18.00 Taxes: $1,242.18<br>20210923-0128024 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $335,725.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of September, 2021.<br><br>Notary Public<br>My Commission Expires: |

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Susan L. Nance and Patrick M. Nance<br>7561 Oakledge Drive<br>Brentwood TN 37027 | New Owner | Tax Parcel ID No.<br>181 10 0A 300.00 |

**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, **Douglas Bevans and wife, Marilee Bevans** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan L. Nance and Patrick M. Nance, wife and husband,** ("Grantees"), its 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 No. 1027, on the Plan of Autumn Oaks Subdivision, Phase 10B, of record in Instrument No. 20140331-0026145, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas Bevans and wife, Marilee Bevans, by Warranty Deed from Stacy White, of record in Instrument No. 20200128-0010223, in the Register's Office of Davidson County, Tennessee, dated January 27, 2020 and recorded on January 28, 2020.

Being the same property conveyed to Stacy White, by Warranty Deed from Philip K. Mutter and wife, Sarah E. Mutter, of record in Instrument No. 20151105-0112842, in the Register's Office of Davidson County, Tennessee, dated October 26, 2015 and recorded on November 05, 2015.

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.

This is improved property located at 7561 Oakledge Drive Brentwood TN 37027

**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 10th day of September, 2021.

Douglas Bevans

Marilee Bevans

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Bevans and Marilee Bevans, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2021.

Notary Public
My Commission Expires: _____

ABBY RENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

EXHIBIT A

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 Autumn Oaks Subdivision Phase 10B, as recorded in Plat Instrument No. 20140331-0026145.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Autumn Oaks, as recorded in Plat Book 6900, Page(s) 786.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6704, Page 397; Book 6704, Page 405, as amended in Book 6968, Page 30.

Easement to use spring, recorded in Book 475, Page 547.

Easement for Water Line, recorded in Book 3376, Page 239.

Easement for Columbia Gulf Transmission Company, Right-of-Way, recorded in Book 2245, Page 271 and Book 4240 , Page 667.

Easement for Ingress/Egress to Cemetery, recorded in Book 261, Page 284 and Book 6704, Page 397.

Easement for Water Mains and Appurtenances, recorded in Book 7515, Page 298.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9343, Page 196; Book 9343, Page 199 and book 11217, Page 799.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903.

Resolution by the Autumn Oaks HOA Board of Directors recorded in Instrument No. 20100414-0028160.