BY:

RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

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

CRT File No. 220139307

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,076,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2022.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 802907 DEEDWARR
02/09/2022 02:49:32 PM 2 pgs
Fees: $13.00 Taxes: $3,981.20

20220209-0015157

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrea M. Walne and James A. Walne 5304 Brentview Hills Court Nashville TN 37220	New Owner	Tax Parcel ID No. 160 04 0 128.00

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, **Matthew Terry Paden and Kagney Leigh Paden, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Walne and Andrea M. Walne, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section 5, Brentview Hills, of record in Plat Book 3842, Page 260, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Terry Paden and Kagney Leigh Paden, husband and wife, by Warranty Deed from Henry L. Loggins and Nellie Hall Loggins, tenants in common, of record in Instrument No. 20140429-0035979, in the Register's Office of Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.

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 2022 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 5, Brentview Hills, as recorded in Plat Book 3842, Page(s) 260.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4404, Page 813.

Easement for Grant of Transmission Line, recorded in Book 2274, Page 425.

Easement for Right of Way, recorded in Book 2595, Page 534.

This is improved property located at 5304 Brentview Hills Court Nashville TN 37220

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 8th day of February, 2022.

Matthew Terry Paden

Kagney Leigh Paden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Terry Paden and Kagney Leigh Paden, 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 8th day of February, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022