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

CRT File No. 220340005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

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

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 838937 DEEDWARR
04/13/2022 10:14:41 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20220413-0042728

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Clayton Thompson and Amy Marie Britt 160 Charleston Park Nashville TN 37205	New Owner	Tax Parcel ID No. 116 08 0G 160.00

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, **Edward H. Vance and Gayle D. Vance, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Clayton Thompson and Amy Marie Britt, husband and wife, as tenants by the entirety with right of survivorship,**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain building site being Lot No. 160 as shown on the Plan of Sugartree Phase 3 (Revised), which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being the same property conveyed to Edward H. Vance and wife, Gayle D. Vance by Warranty Deed from Estes-Taylor Company, of record in Book 5609, Page 607, in the Register's Office of Davidson County, Tennessee, dated June 05, 1980 and recorded on June 05, 1980.

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.

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 Sugartree Phase 3 (Revised), as recorded in Plat Book 5050, Page(s) 67-71.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157; Amendments recorded in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; Book 11758, Page 466; Instrument No. 20170522-0050870; Instrument No. 20210430-0058356 and Supplementary Declaration recorded in Book 5087, Page 220.

Easement for Sewer, recorded in Book 3400, Page 63.

Easement for Utility, recorded in Book 5684, Page 986.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.
Easement recorded in Book 5678, Page 327.

The Plan of record in Plat Book 5050 Pages 67 through 71, amended in Book 5169 Page 426, Book 5191 Page 412, Book 5222 Page 468, and Book 5238 Page 93; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Charter of Sugartree Homeowner's Association, Inc., of record in Book 5683 Page 670, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Sugartree Homeowner's Association, Inc., of record in Book 5683 Page 675, Register's Office for Davidson County, Tennessee.
Easement for a water main and water rights as contained in the Deeds of record in Book 613 Page 713 and Book 660 Page 34, Register's Office for Davidson County, Tennessee.
Approval of an Amended and Substituted Plat of record in Book 5162 Page 632, Register's Office for Davidson County, Tennessee.

This is improved property located at 160 Charleston Park 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 8th day of April, 2022.

Edward H. Vance

Gayle D. Vance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward H. Vance and Gayle D. Vance, 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 April, 2022.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024