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

CRT File No. 220440508

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2022.

Notary Public
My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 842232 DEEDWARR
04/19/2022 03:00:40 PM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20220419-0045187

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashlee F. Fox 800 Foster Hill Nashville TN 37215	New Owner	Tax Parcel ID No. 117 13 0B 054.00

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, **Carolyn A. Overton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashlee F. Fox, a married woman,** ("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. 800 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Book 6250, Pages 419 through 421, amended in Book 6771, Page 683 and corrected by Surveyors Certificate of Correction recorded in Book 6800, Page 164, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn A. Overton, by Warranty Deed from Philip S. Barksdale, Trustee of the Philip S. Barksdale Revocable Trust, dated March 31, 1995, an undivided one-half (1/2) interest as tenant in common and Jean G. Barksdale, Trustee of the Jean G. Barksdale Revocable Trust dated March 31, 1995, an undivided one-half (1/2) interest as tenant in common, of record in Instrument No. 20081016-0104246, in the Register's Office for Davidson County, Tennessee, dated October 15, 2008 and recorded on October 16, 2008.

The execution of this instrument is affected by the signature of Cecilia A. Halter and Michael Halter as Attorney-in-Fact for Carolyn A. Overton, which Power of Attorney is recorded in Instrument Number 20220315-0030139 Register's Office for Davidson County, Tennessee.

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 Phase One of Abbottsford, a Planned Unit Development, as recorded in Plat Book 6250, Page(s) 419 through 421, amended in Book 6771, Page 683 and corrected by Surveyors Certificate of Correction recorded in Book 6800, Page 164.

Restrictions, dedications, conditions, reservations, easements and other matters shown on a Subdivision Plat of the Frank R. Leu Property, as recorded in Plat Book 6250, Page(s) 418 .

Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303, as amended in Book 8106, Page 1; Book 10458, Page 810; Instrument Nos. 20010330-0030930, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264, 20160523-0051266, as amendment to bylaws in Book 8627, Page 254; Book 9381, Page 876; Instrument Nos. 20131218-0127949, 20160523-0051265, as supplemented in Instrument No. 20010502-

0045152 and re-recorded in Instrument No. 20010514-0049648, Parking Rules recorded in Instrument No. 20140307-0019563 and Leasing Rules recorded in Instrument No. 20140408-0029142.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easement recorded in Book 6478, Page 177, as amended in Book 6530, Page 242.

Easement recorded in Book 1037, Page 572; Book 1286, Page 690; Book 6974, Page 909 and Book 6974, Page 961.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6555, Page 328.

This is improved property located at 800 Foster Hill 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 15th day of April, 2022.

by Cecilia A. Halter, Attorney in Fact
Carolyn A. Overton
Carolyn A. Overton
by Cecilia A. Halter, as Attorney-In-Fact

Carolyn A. Overton
Carolyn A. Overton
by Michael Halter, as Attorney-In-Fact
by Michael P Halter
Attorney-in-Fact

STATE OF Massachusetts)
COUNTY OF Plymouth)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Cecilia A. Halter and Michael Halter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Carolyn A. Overton and they are authorized by Carolyn A. Overton execute this instrument on their behalf.

Witness my hand, at office, this 14 day of April, 2022.

Brianna LeBlanc
Notary Public
My Commission Expires: 10-20-28

BRIANNA LEBLANC
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 20, 2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212-2
GP22800