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

CRT File No. 220641442

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540

Karen Johnson Davidson County
Batch# 887468 DEEDWARR
07/12/2022 11:15:50 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20220712-0079987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2022.

Notary Public
My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne Shrake and Marc Shrake 66 Vaughns Gap Road Nashville TN 37205	New Owner	Tax Parcel ID No. 129-11-0-065.00

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, **Warren R. Thomas and Russell J. Thomas, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marc Shrake and Ann Shrake, husband and wife**, ("Grantees"), their 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(s) 145, as shown on the map entitled Section 1 Warner Park Valley, of record in Plat Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WARREN R. THOMAS AND RUSSELL J. THOMAS, by deed from WOODROW W. RICHARDSON AND CEMELE M. RICHARDSON, AS TRUSTEES OF THE RICHARDSON JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D FEBRUARY 11, 2002, of record in Instrument No. 20120719-0063523 , dated July 6, 2012 , 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 2022 and subsequent years for Map-Par. 129-11-0-065.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14 , said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3466, page 89, amended in Book 3577, page 511, Book 3702, page 465 and Book 3770, page 81, said Register's Office.

This is improved property located at 66 Vaughns Gap Road 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 11th day of July, 2022.

Warren R. Thomas

Russell J. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Warren R. Thomas and Russell J. Thomas, 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 11th day of July, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2022