YA-CV-594

Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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

CRT File No. 220842046

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

The actual consideration or value, whichever is greater, for this transfer is: $579,900.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2022.

Notary Public
My Commission Expires

SUSAN L. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Karen Johnson Davidson County
Batch# 906024 DEEDWARR
08/22/2022 11:18:59 AM 2 pgs
Fees: $13.00 Taxes: $2,145.63

20220822-0094431

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Gant Forehand and Catharine Forehand 539 Brentview Hills Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 160 04 0 138.00

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, **Janine Ray Nipper Butler, surviving spouse of Robert Abernathy Butler** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Gant Forehand and Catharine Forehand, 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. 85, Section 5, Brentview Hills, as record in Book 3842, Page 260, Register's Office for said County, to which plans reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert Abernathy Butler and wife, Janie Ray Nipper Butler, by Warranty Deed from Dunn & Dunn Construction Company, a partnership composed of N.C. Dunn, Jr. and Wayne Dunn, of record in Book 4998, Page 160, in the Register's Office of Davidson County, Tennessee, dated March 20, 1973 and recorded on February 19, 1976. The said Robert Abernathy Butler since deceased on June 16, 2022.

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 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 Transmission Line, recorded in Book 2274, Page 425 and Instrument No. 20121205-0111990.
Easement for Right of way, recorded in Book 2595, Page 534.

This is improved property located at 539 Brentview Hills Drive 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 19th day of August, 2022.

Janine Ray Nipper Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janine Ray Nipper Butler, 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 19th day of August, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026