RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

**CRT File No. 220742026**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $665,000.00.

Stacy Perry
Affiant

Subscribed and sworn to before me, this 24th day of August, 2022.

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

Notary Public
My Commission Expires: 1-8-24

Karen Johnson Davidson County
Batch# 908593 DEEDWARR
08/26/2022 10:50:47 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20220826-0096499

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| **Hugh Francis Honts** | New Owner | Tax Parcel ID No. |
| 1641 Alayna Drive | | 126 14 0A 099.00 |
| Nashville TN 37221 | | |

**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, **Ellen M. Ford and Joshua O. Ford, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hugh Francis Honts, single** ("Grantees"), their 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. 99 on the Final plat of Travis Trace, Phase 4 of record at Instrument No. 20200507-0047915 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellen E. Mundy, unmarried, and Joshua O. Ford, unmarried, as joint tenants with the rights of survivorship, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company , of record in Instrument No. 20200821-0094573, in the Register's Office of Davidson County, Tennessee, dated August 13, 2020 and recorded on August 21, 2020.; as corrected in Instrument No. 20200916-0105601, in the Register's Office for Davidson County, Tennessee.

Ellen E. Mundy is n/k/a Ellen M. Ford.

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 for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Travis Trace, Phase 4, as recorded in Instrument No. 20190710-0067020 and Instrument No. 20200507-0047915.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Alexander Erwin's Subdivision, as recorded in Book 161, Page 18.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20140703-0058975; Assignment of Developer's Rights recorded in Instrument No. 20170217-0016413; Supplementary Declaration recorded in Instrument No. 20180601-0052239 and Amended recorded in Instrument No. 20180604-0052828.

Easement for Temporary Construction, recorded in Instrument No. 20130614-0061078; Instrument No. 20130614-0061082; Instrument No. 20130614-0061085 and Instrument No. 20130614-0061086.

Easement for Temporary Construction Easement Agreement for Sanitary Sewers and Appurtenances, recorded in Instrument No. 20130614-0061083 and Instrument No. 20130614-0061086.

Easement for Detention Pond Easement Agreement, recorded in Instrument No. 20130614-0061084 and Instrument No. 20170217-0016414.

Easement for Public Utility, recorded in Instrument No. 20150811-0080294.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047722.

This is improved property located at 1641 Alayna Drive Nashville TN 37221

**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 24th day of August, 2022.

Ellen M. Ford

Joshua O. Ford

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen M. Ford and Joshua O. Ford, 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 24th day of August, 2022.

Notary Public
My Commission Expires: _____

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