THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745228** Karen Johnson Davidson County Batch# 1035527 **DEEDWARR** 08/07/2023 01 58 39 PM 2 pgs Fees $13 00 Taxes $7,011 50 20230807-0061025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,895,000 00 Affiant Subscribed and sworn to before me, this 4th day of August, 2023 Notary Public My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Murphy E Troy and Blair T Troy 323 Whitworth Way Nashville TN 37205	~~New Owner~~ U S. Bank PO Box 20005 Owensboro Ky 42304-0005	Tax Parcel ID No 104 14 0H 010.00

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, **Christopher J. Howe and Clair M. Howe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair T. Troy and Murphy E. Troy, a married couple**, ("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. 10 on the Plan of Whitworth Phase 3, Section I, of record in Plat Book 7900, Page(s) 866 through 868, inclusive and amended in Book 9582, Page 834 and Surveyor's Certificate of Correction recorded in Book 10270, Page 34, 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 Christopher J. Howe and Clair M. Howe, husband and wife, by Warranty Deed from J&B Realty Holdings LLC, of record in Instrument No. 20190611-0055716, in the Register's Office of Davidson County, Tennessee, dated May 31, 2019 and recorded on June 11, 2019.

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 Whitworth Phase 3, Section I, as recorded in Plat Book 7900, Page(s) 866 through 868, as amended in Book 9582, Page 834 and Surveyor's Certificate of Correction recorded in Book 10270, Page 34

Declaration of Covenants, Conditions and Restrictions recorded in Book 9567, page 259, Book 9567, page 294, Book 9567, page 301, Book 9738, page 770, Book 9778, page 27, Book 8026, page 305, Instrument No. 20020812-0097386, Instrument No. 20100615-0046543, Scrivener's Affidavit recorded in Instrument No. 20160919-0098409 and further amended in Instrument No 20170720-0073719. Declaration of Covenants, Conditions and Restrictions recorded in Book 9567, Page 185 and Book 9567, Page 216.

Easement for Utilities, recorded in Book 10360, Page 307 and Book 10360, Page 372

Easement for Joint Access, recorded in Book 9567, Page 691.

Easement for Temporary Stormwater, recorded in Book 9736, Page 221

Easement Agreement of record in Book 9778, page 16, said Register's Office.

Stormwater Detention Agreement of record in Book 10633, page 334, said Register's Office.

Charter of Whitworth Homeowner's Association of record in Book 8090, page 691, Book 8283, page 523 and Book 10428, page 795, said Register's Office.

This is improved property located at 323 Whitworth Way 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 4th day of August, 2023

Christopher J Howe

Clair M. Howe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher J. Howe and Clair M. Howe, 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.

Witness my hand, at office, this 4th day of August, 2023

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026