THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043615** BILL GARRETT, Davidson County Trans:T20150041918 DEEDWARR Recvd: 05/29/15 14:59 2 pgs Fees:13.00 Taxes:847.30 20150529-0049865	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Margaret M. Goidel 765 HARPETH TRACE DR Nashville TN 37221-3154	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143020C00600CO

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, **Kim Trinkler** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret M. Goidel**, ("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 Unit No. 6 of Building 10, on the Plan of Harpeth Knoll, a Planned Unit Development, of record in Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Trist M. Pfister, unmarried to Kim Trinkler, as recorded on the 16th day of July, 2013 in Instrument No. 20130716-0073496, as corrected in Instrument No. 20140627-0056626 and Warranty Deed from Johnny Tidmore, Unmarried to Trist M. Pfister, as recorded on the 18th day of October, 2004 in Instrument No. 20041018-0124902, in the Register's Office of 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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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 HARPETH KNOLL, as recorded in Plat Book 5200, Page(s) 764.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6280, Page 478, amended at Instrument No. 20070405-0041277.

Terms and provisions of by-Laws recorded in Book 6280, Page 486.

Terms and provisions of the Articles of Incorporation, recorded in Book 6722, Page 636, amended in Book 8176, Page 699.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6380, Page 201.

Deed to Homeowners Association for Common Area recorded in Book 6353, Page 228.

This is improved property located at 765 HARPETH TRACE DR Nashville TN 37221-3154

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 21st day of May, 2015.

Kim Trinkler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kim Trinkler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018