THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311247**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170037757 DEEDWARR
Recvd: 05/04/17 08:49 2 pgs
Fees:13.00 Taxes:740.00
20170504-0044068

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Kathleen Rosenthal and Brandon Rosenthal 4914 Roselawn Circle Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 097-02-0-A-218.00 CO

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, **David A. King, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal, wife and husband**, ("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. 218 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David A. King, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 21st day of April, 2015 in Instrument No. 20150421-0035579, 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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3C, REVISION ONE, as recorded in Instrument No. 20130405-0033853.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20080408-0035557 and 20140424-0034615.

Easement for Utilities, recorded in Instrument No. 20081209-0118828.

Easement for Sewer & Pumping Station, recorded in Instrument Nos. 20051219-0152201 and 20100108-0001965.

Easement for Stormwater Maintenance, recorded in Instrument No. 20070713-0083651.

Easement for Stormwater, Drainage & Detention Easement Agreement, recorded in Instrument No. 20100108-0001966.

Easement for the flow of the waters of the Stones River & Percy Priest Lake, and the rights of the public therein.

Conveyance to Homeowners Association for Retaining Wall recorded at Instrument No. 20100108-0001971.

Conveyance to Homeowners Association for Open Space recorded at Instrument No. 20080630-0067054.

Conveyance to Homeowners Association for Common Elements recorded at Instrument No. 20160226-00018414.

This is improved property located at 3838 HOGGETT FORD ROAD Hermitage, TN 37076-3595.

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 1st day of May, 2017.

David A. King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of May, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018