THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170511926

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2017.

Notary Public
My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

BILL GARRETT, Davidson County
Trans:T20170051975 DEEDWARR
Recvd: 06/19/17 10:18 2 pgs
Fees:13.00 Taxes:1110.00
20170619-0061073

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Michael Ponzio McKenzie Simon Ponzio 7480 Harness Drive Nashville TN 37221	new owners	Tax Parcel ID No. 142-02-0-234.00

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, **Kristin D. Hines and William M. Hines, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Michael Ponzio and McKenzie Simon Ponzio, husband and wife**, ("Grantees"), their 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. 262 on the Plan of Cross Timbers, Section 5 of record in Plat Book 4175, Page 115, 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 Kristin D. Hines and William M. Hines, wife and husband by Warranty deed from Robert A. Cushman, married of record in Instrument No. 20130328-0030327 Register's Office for Davidson County, Tennessee, dated March 27, 2013 and recorded on March 28, 2013.

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 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 115, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4408, Page 761, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to the flow of any creeks, streams, or branches across subject property.

This is improved property located at 7480 Harness Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 14th day of June, 2017.

Kristin D. Hines

William M. Hines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristin D. Hines and William M. Hines, 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 14th day of June, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018