THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170812938** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2017. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 4980 DEEDWARR
09/26/2017 01:39:32 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20170926-0098534

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric Austin and Beth Shapiro 533 Richmar Drive Nashville TN 37211-4349	New Owner	Tax Parcel ID No. 14604006900

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, **John Yancey, McCall Yancey, and Daren K. Rippy, as Joint Tenants with Right of Survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Austin and Beth Shapiro,** , ("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(s) 754, as shown on the map entitled Caldwell Hall Section Twelve, of record in Plat Book 3300, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property devised to Dorothy Marie Farrell, by Last Will and Testament of Hilda Jean Cox, filed in the Davidson County Probate Court in Will Book 155, Page 668 and of record in Book 6995, Page 918, said Register's Office.

Dorothy Marie Farrell conveyed her interest to Randell M. Farrell, Thomas Ray Farrell and Carol Jean Farrell as tenants in common, an undivided 7% interest each 21% total, by Quitclaim deed of record in Instrument No. 20021218-0155931, dated December 17, 2002, said Register's Office.

Randell M. Farrell and Carol Jean Farrell, husband and wife, and Thomas Ray Farrell, a married man, as tenants in common and Dorothy Marie Farrell, an unmarried woman, each as to all of their undivided interests, conveyed their interest to Dorothy Marie Farrell, by Quitclaim deed of record in Instrument No. 20120628-0056691, dated May 17, 2012, said Register's Office.

Dorothy Marie Farrell died on or about October 6, 2016. Her Last Will and Testament being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 16P1733, devised the subject property to her sons, Randell M. Farrell and Thomas Ray Farrell.

Being the same property conveyed to John Yancey and Mccall Yancey and Daren K. Rippy, as joint tenants with right of survivorship by Warranty Deed from Randell M. Farrell, married and Thomas Ray Ferrell, married, as recorded on the 19th day of December, 2016 in Instrument Number 20161219-0133214, Register's Office for 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.

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 CALDWELL HALL, SECTION TWELVE, as recorded in Plat Book 3300, Page(s) 57.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1788, Page 108 and Book 3376, Page 234.

This is improved property located at 533 Richmar Drive Nashville TN 37211-4349

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 14th day of September, 2017.

John Yancey

McCall Yancey

Daren K. Rippy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Yancey and McCall Yancey, and Daren K. Rippy, 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 September, 2017.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

Notary Public