THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913490**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $1,105,000.00. Affiant Subscribed and sworn to before me, this20th day of October, 2017. Notary Public My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jamison Monroe, Jr. and Heather Monroe 3605 HOODS HILL RD Nashville TN 37215-2011	Send Tax Bills To: ~~New Owner~~ Evos Bank P.O. Box 620138 Doraville, GA 30362	Tax Information: Tax Parcel ID No. 11710005700

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, **Terry Doty, Trustee of the 3605 Hoods Hill Road Trust, dated September 15, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamison Monroe, Jr., and Heather S. Monroe, husband and wife**, ("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. 1 of Block "D" on the Map of Woodmont, Property of G. A. Puryear, of record in Book 843, Page 62, Register's Office for said County to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 100 feet on the Westerly side of Hoods Hill Road and runs back between parallel lines, along the Southerly margin of Macawber Street or Avenue, 225 feet to a dead line.

Being the same property conveyed to Terry Doty, Trustee of the 3605 Hoods Hill Road Trust by Warranty Deed from Thomas G. Roady, III and wife, Kristin G. Roady, recorded on the 26th day of September, 2016 in Instrument No. 20160926-0101024, 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.

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 WOODMONT, PROPERTY OF G.A. PURYEAR, as recorded in Plat Book 843, Page(s) 62.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 662, Page 807 and Book 782, Page 789.

Generic Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4083, Page 863.

Bill Garrett Davidson County
Batch# 16410 DEEDWARR
10/23/2017 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,088.50
20171023-0108118

This is improved property located at 3605 HOODS HILL RD Nashville TN 37215-2011

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 20th day of October, 2017.

The 3605 Hoods Hill Road Trust, dated September 15, 2016

By: _____, Trustee
Terry Doty, Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Doty, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the 3605 Hoods Hill Road Trust, dated September 15, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17 day of October, 2017

_____
Notary Public

REBECCA Y. KIM
Notary Public - California
Los Angeles County
Commission # 2162878
My Comm. Expires Aug 18, 2020

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021