THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170813133** Bill Garrett Davidson County Batch# 19887 **DEEDWARR** 11/01/2017 08:27:26 AM 2 pgs Fees: $13.00 Taxes: $2,590.00 20171101-0111736	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Plunk and Jared Plunk 4517 Utah Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-482.00

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, **Edmund D. Hadley III and Margaret B. Hadley Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Plunk and Jared Plunk, 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(s) 1 , as shown on the map entitled Final Plat Re-Subdivision of Lots 1, 2 & 3 on the Plan of Re-Subdivision of the North Half of Block 12, Sylvan Park Plan, of record in Instrument No. 20141223-0117195, 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 conveyed to EDMUND D. HADLEY III and MARGARET B. HADLEY, husband and wife, by deed from LAODICE, LLC, of record in Instrument No. 20160512-0047623 , dated May 10, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 103-04-0-482.00.

Davidson County taxes for 2017, Map-Par. 103-04-0-482.00, $5,463.67 , Unpaid , a lien now due and payable , but not yet delinquent until March 1, 2018.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20141223-0117195, said Register's Office. Restrictive Covenants contained in instrument of record in Instrument No. 20151130-0120177, said Register's Office.

Storm Water Detention Agreement of record in Instrument No .20141030-0100013, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:

Deed of record in Instrument No. 20121116-0106165, dated November 14, 2012, said Register's Office.

This is improved property located at 4517 Utah Avenue Nashville TN 37209

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 30th day of October, 2017.

Edmund D. Hadley III

Margaret B. Hadley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edmund D. Hadley III and Margaret B. Hadley, 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 30th day of October, 2017.

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

Notary Public