WARRANTY DEED

Bill Garrett
Batch# 30821
11/29/2017 09:24:24 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20171129-0121537

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$425,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of Nov, 2017

Notary Public
My Commission expires: 10/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dustin Hall	New Owner	172-10-0A-010.00 CO
5604 Cedar Rock Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Matthew Chisholm and Ashley Chisholm, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dustin Hall, an unmarried man and Stephanie Becker, an unmarried woman, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument Number 20010201-0009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Matthew Chisholm and Ashley Chisholm, husband and wife, from William Carver and wife, Kathryn Carver, by deed on January 30, 2013, of record in Instrument Number 20130205-0011900, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat of Brentwood Cove, Revision 3, Instrument Numbers 20010201-0009801 and 20000911-0089688, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book Instrument Number 20000427-0041952, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20000201-0010289 and 20000908-0089128, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5604 Cedar Rock Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this November 20, 2017.

Matthew Chisholm

Ashley Chisholm

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Chisholm and Ashley Chisholm, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 20, 2017

My commission expires 10/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY