File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171113924** Bill Garrett Davidson County Batch# 33886 **DEEDWARR** 12/05/2017 03:08:26 PM 2 pgs Fees: $13.00 Taxes: $1,535.50 20171205-0124171	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2017. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Landon A. Meier and Dorsey Kate Meier 3819 Dartmouth Avenue Nashville TN 37215	Send Tax Bills To: **Pinnacle Bank** **150 3rd Ave. South, Suite 900** **Nashville, TN. 37201**	Tax Information: Tax Parcel ID No. 116-08-0-117.00

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, **Peter B. Hemstead and Lisa Ann Hemstead, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Landon A. Meier and Dorsey Kate Meier, 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:

BEING Lot No. 10 and the West 10 feet front and 10.1 (erroneously referenced as 13.1 on the Deed in Instrument No. 20090401-0029219, Register's Office for said County) feet rear of Lot No. 9, on the Plan of Block C on the Plan of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 10 and part of Lot No. 9 adjoin together 85 feet on the Southerly margin of Dartmouth Lane and extends back 172.2 feet on the Westerly line and 182.98 feet, more or less, on the Easterly line to a line in the rear measuring 85.7 feet thereon.

BEING the same property conveyed to Peter B. Hemstead and Lisa Ann Hemstead, husband and wife, by Warranty Deed from Robert W. Smith, II, married, of record as Instrument No. 20130904-0093092 in the 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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1153, Page 230, 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.

Water rights Agreement of record in Book 1021, Page 420, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 3956, Page 959, and Book 3888, page 861, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20130904-0093092 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.

This is **improved** property located at 3819 Dartmouth Avenue Nashville TN 37215.

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 4th day of December, 2017.

Peter B. Hemstead

Lisa Ann Hemstead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter B. Hemstead and Lisa Ann Hemstead, 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 2nd day of December, 2017.

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY