THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215052** Bill Garrett Davidson County Batch# 70507 DEEDWARR 03/19/2018 11:02:46 AM 2 pgs Fees: $13.00 Taxes: $1,222.85 20180319-0025564	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,500.00 Affiant Subscribed and sworn to before me, this 13th day of March, 2018. Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Anthony T. Grotticelli and Elizabeth Grotticelli 6076 HAGARS GROVE PASS Hermitage TN 37076-5603	Send Tax Bills To: Churchill Mortgage Corporation 761 Old Hickory Blvd, Ste. 400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 098-10-0A-036.00 CO

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 F. Taylor, Jr., an unmarried man**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony T. Grotticelli and Elizabeth Grotticelli, 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. 19, on the Plan of Phase Two, Hagars Grove, of record in Instrument 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John F. Taylor, Jr., an unmarried man by Warranty Deed from Alex V. Scott and wife, Tahirah S. Scott, recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0068879, 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 2018 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 PHASE TWO, HAGARS GROVE, as recorded in Instrument No. 20050708-0079562.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20040603-0065607.

Charter of Hagars Grove Homeowners Association recorded at Instrument No. 20040618-0072535.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20030827-0124254.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030603-0075394.

This is improved property located at 6076 HAGARS GROVE PASS Hermitage TN 37076-5603

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 13th day of March, 2018.

John F. Taylor, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John F. Taylor, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2018.

Notary Public

My Commission Expires: _____

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