Bill Garrett Davidson County
Batch# 83707 DEEDWARR
04/23/2018 12:34:10 PM 2 pgs
Fees: $13.00 Taxes: $1,605.43
20180423-0038005

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $433,900.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2018.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald J. Songstad 4629 Sterling Cross Nashville TN 37211	New Owner	Tax Parcel ID No. 172-14-0B-039.00 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, **Loretta J. Root, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald K. Songstad and Janice Jaynell Songstad, husband and wife**, ("Grantees"), their 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. 39 on the plan of Cluster Lot Development, Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Jim R. Tribble and Carol B. Tribble, husband and wife to George W. Root Jr., unmarried, as recorded on the 23rd day of September, 2004 in Instrument No. 20040923-0115208, in the Register's Office of Davidson County, Tennessee. George W. Root, Jr., now being deceased on August 7, 2016 in Davidson County, Tennessee conveying the property to Loretta J. Root by Last Will and Testament of George W. Root in Docket No. 17P1211, in the Circuit Court for Davidson County, Tennessee Probate Division.

Glenda Verble and Adell Hicks join in this conveyance for the purpose of conveying all right, Title and interest they may have in and to the above described property as heirs of George W. Root, Jr.

The execution of this instrument is affected by the signature of Glenda Verble as Attorney-in-fact for Loretta J. Root which Power of Attorney is recorded in Instrument No. 20170503-0043712, 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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLUSTER LOT DEVELOPMENT, WINFIELD PARK, PHASE 1, SECTION 1, REVISION 1, as recorded in Instrument No. 20010313-0024108.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11113, Page 691.

Terms and provisions of by-Laws recorded in Instrument No. 20160211-0013422.

Easement for Stormwater Detention, recorded in Book 11744, Page 254.

Easement for Access Easement, recorded in Instrument No. 20031028-0158321.

Easement for Ingress/Egress and Cross Use Agreement, recorded in Book 5552, Page 857.

Conveyance for Open Space recorded at Instrument No. 20020515-0059528.

This is improved property located at 4629 Sterling Cross Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 April, 2018.

Loretta J. Root by Glenda Verble as Attorney-in-fact

Glenda Verble

Adell Hicks

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda Verble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Loretta J. Root and that she is authorized by Loretta J. Root to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of April, 2018.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenda Verble and Adell Hicks, 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 20th day of April, 2018.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON