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

CRT File No. 180516168

Bill Garrett Davidson County
Batch# 96954 **DEEDWARR**
05/25/2018 02:09:14 PM 2 pgs
Fees: $13.00 Taxes: $1,028.97

20180525-0050439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,100.00.

Affiant

Subscribed and sworn to before me, this22nd day of May, 2018.

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:
Paul T. Hart 7590 George E Horn Road Nashville TN 37221	New Owner	Tax Parcel ID No. 128-13-026.00

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, **Deborah Petrey Tully** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul T. Hart, an unmarried man** ("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 No. 46 of Dunaway Woods, Section One, of record in Plat Book 5200, Page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed by Executrix Deed from Deborah Petrey Tully, Executrix of the Estate of Benjamin D. Bingham, deceased to Deborah Petrey Tully as recorded on the 2nd day of October, 2001 in Instrument No. 20011002-0106362 and Warranty Deed from Mary G. Reeves, married to Benjamin D. Bingham as recorded on the 29th day of October, 1997 in Deed Book 10661, Page 782, 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 DUNAWAY WOODS, SECTION ONE, as recorded in Plat Book 5200, Page(s) 132.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5393, Page 651 and 5484, Page 222.

Easement for Utilities, recorded in Book 10115, Page 25.

FYI: Benjamin D. Bingham is deceased - Copy of Will is attached - Docket #01P-681 is closed

This is improved property located at 7590 George E Horn Road Nashville TN 37221

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 22nd day of May, 2018.

Deborah Petrey Tully By: Sukey Tully Johnson attorney in fact

Deborah Petrey Tully
By: Sukey Tully Johnson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sukey Tully Johnson, 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 Deborah Petrey Tully and that she is authorized by Deborah Petrey Tully to execute this instrument on her behalf.

WITNESS my hand, at office, this 22nd day of May, 2018.

Notary Public

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