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

CRT File No. 180516182

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 111016 **DEEDWARR**
06/29/2018 01:56:11 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20180629-0063255

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gaby A. Diehl and Jessica A. Diehl 4606 Benton Smith Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131-11-0-064.00

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, **Henrietta C. McPhail and Roderick D. McPhail, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gaby A. Diehl and Jessica A. Diehl, as joint tenants with right of survivorship**, ("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(s) 22, as shown on the map entitled Plan of Section I Seven Hills, of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HENRIETTA C. TIDWELL, A 99% UNDIVIDED INTEREST AND RODERICK DUNCAN MCPHAIL, A 1% UNDIVIDED INTEREST, by deed from JOHN A. KELINGOS and BARBARA A. BAUER, of record in Book 8117, page 540, dated May 25, 1990, said Register's Office.

Being further conveyed to HENRIETTA C. MCPHAIL and husband, RODERICK D. MCPHAIL by deed from HENRIETTA C. TIDWELL MCPHAIL and RODERICK DUNCAN MCPHAIL, of record in Book 10812, page 743, dated February 20, 1998, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-11-0-064.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2133, pages 81 and 82, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2249, page 192, said Register's Office.

This is improved property located at 4606 Benton Smith Road 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 26th day of June, 2018.

Henrietta C. McPhail

Roderick D. McPhail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henrietta C. McPhail and Roderick D. McPhail, 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 26th day of June, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018