THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817328** Bill Garrett Davidson County Batch# 134228 **DEEDWARR** 08/28/2018 02:41:32 PM 2 pgs Fees: $13.00 Taxes: $1,023.05 20180828-0085321	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $276,500.00. Affiant Subscribed and sworn to before me, this27th day of August, 2018. 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: James Treanor Granbery, III. 6236 Vosswood Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-07-125.00

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, **Dara L. Rittmann and Edward Scott Rich, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Treanor Granbery, III.**, ("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. 40 on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 70.0 feet on the Southerly side of Upton Lane and extends back 131.70 feet on the Easterly line and 146.38 feet on the Westerly line to a broken line in the rear, measuring 72.79 feet thereon.

Being the same property conveyed to Dara L. Rittmann and husband, Edward Scott Rich by Warranty Deed from Steven Kelso, Devisee under the Last Will and Testament of Douglas R. Kelso, deceased, and Steven Kelso, Executor under the Last Will and Testament of Douglas R. Kelso, deceased, recorded on the 11th day of May, 2016 in Instrument No. 20160511-0046739, 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 CHARLOTTE PARK, SECTION 26, as recorded in Plat Book 3700, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4065, Page 67 and Book 4142, Page 166 (Expired).

This is improved property located at 6700 Upton Lane Nashville TN 37209

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 27th day of August, 2018.

Dara L. Rittmann

Edward Scott Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dara L. Rittmann and Edward Scott Rich, 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 27th day of August, 2018.

Notary Public

My Commission Expires: _____

