2

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

CRT File No. 180817535

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)
The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

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

Notary Public
My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

Karen Y Johnson Davidson County
Batch# 146120 DEEDWARR
09/27/2018 12:38:58 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180927-0095902

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward Joseph Shanahan, IV. and Brenda Jean Dintiman 811 Mitchell Road Nashville TN 37206	~~New Owner~~ Liberty Financial 9520 Ormsby Station Road Suite 20 Louisville, KY 40223	Tax Parcel ID No. 083-12-0-152.00

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, **Chance Paul McCoy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Joseph Shanahan, unmarried, and Edward Joseph Shanahan, IV. and Brenda Jean Dintiman, 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:

Land in Davidson County, Tennessee, being Lot 192, ROSEWOOD HEIGHTS, SECTION FIVE, as shown on plat of record in Plat Book 2331, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chance Paul McCoy by Warranty Deed from Robert Dale Brown, recorded on the 3rd day of February, 2014 in Instrument No. 20140203-0009305, 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 ROSEWOOD HEIGHTS, SECTION FIVE, as recorded in Plat Book 2331, Page(s) 39.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4007, Page 29.

This is improved property located at 811 Mitchell Road Nashville TN 37206

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 September, 2018.

Chance Paul McCoy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chance Paul McCoy, 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 26th day of September, 2018

Notary Public

My Commission Expires: _____

