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

CRT File No. 180917777

Karen Y Johnson Davidson County
Batch# 147232 **DEEDWARR**
10/01/2018 10:55:40 AM 2 pgs
Fees: $13.00 Taxes: $1,448.55

20181001-0096960

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $391,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2018.

Janice H. Collins
Notary Public
My Commission Expires: 7/5/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joy Allmond and Gregory Allmond 654 Oakley Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146-15-044.00

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, **Kathleen McCarthy Goff n/k/a Kathleen G. Weber, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joy Allmond and Gregory Allmond, wife and husband** ("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 264, HAILEYWOOD ESTATES, SECTION 8-D, as shown on plat of record in Plat Book 3500, Page 7, 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 Kathleen McCarthy Goff, an unmarried woman by Warranty Deed from Paul T. Hoppe and wife, Bonnie M. Hoppe, recorded on the 15th day of September, 2014 in Instrument No. 20140915-0084378, in the Register's Office of Davidson County, Tennessee.

Aaron Weber joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 HAILEYWOOD ESTATES, SECTION 8-D, as recorded in Plat Book 3500, Page(s) 7.

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

This is improved property located at 654 Oakley Drive Nashville TN 37220

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 28th day of September, 2018.

Kathleen G. Weber

Aaron Weber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen McCarthy Goff n/k/a Kathleen G. Weber and Aaron Weber, 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 28th day of September, 2018

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022