THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218702** Karen Y Johnson Davidson County Batch# 179488 **DEEDWARR** 01/02/2019 10:27:14 AM 2 pgs Fees: $13.00 Taxes: $1,920.30 20190102-0000192	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $519,000.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2018. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 28, 2022

WARRANTY DEED

Address New Owner: Andrew C. Renfro and Regina M. Renfro 1436 McGavock Pike Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-08-0-046.00

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, **Richard P. Davis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew C. Renfro and Regina M. Renfro, 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 the North part of Lot No. 3, on the Map of the J.O. Hooper Property, as of record in Book 843, Page 106, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the centerline of Williams Ferry Road, at the corner of Lot Nos. 3 and 4, thence with the line between said lots, South 34 1/2° East 329 feet, more or less to the Northerly boundary line of Genevia Heights, Section II as of record in Book 2854, Page 106; thence with the Northerly boundary line of said subdivision, South 58° 27 minutes West, 121 feet, more or less to a point in the dividing line between Lots 2 and 3 of said Hooper Subdivision; thence with the line between said lots, North 34 1/2° West 340 feet, more or less to a point in the centerline of Williams Ferry Road; thence with the center of same, North 55 1/2° East, 121 feet to the point of beginning.

Being the same property conveyed to Richard P. Davis, unmarried by Warranty Deed from Daniel G. May and wife, Suzanne L. Smith-May, recorded on the 26th day of June, 2009 in Instrument No. 20090626-0059695, 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.

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 J.O. HOOPER PROPERTY, as recorded in Plat Book 843, Page(s) 106.

Subject to Matters contained in Deed of record in Book 3613, Page 469.

This is improved property located at 1436 McGavock Pike Nashville TN 37216

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 31st day of December, 2018.

Richard P. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard P. Davis, 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 31st day of December, 2018.

Notary Public

My Commission Expires: _____

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