THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118466** Karen Y Johnson Davidson County Batch# 181025 **DEEDWARR** 01/07/2019 08:44:50 AM 2 pgs Fees: $13.00 Taxes: $936.10 20190107-0001350	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,000.00. Affiant Subscribed and sworn to before me, this3rd day of January, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Gail Stiles, and John Toomey, IV. and Amanda Toomey 8200 Spring Ridge Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-15-0A-049.00 CO

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, **Timothy Daniel Hall and Kori Hall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gail Stiles, unmarried and John Toomey, IV., and Amanda Toomey, husband and wife, as joint tenants with right of survivorship** ("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. 27 on the Plan of Rolling River Estates, Section I, of record in Book 4860, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Daniel Hall and Kori Hall, husband and wife by Warranty Deed from Shawn Morrison and Lorraine Morrison, husband and wife, recorded on the 6th day of July, 2015 in Instrument No. 20150706-0064796, 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 2019 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 ROLLING RIVER ESTATES, SECTION I, as recorded in Plat Book 4860, Page(s) 27.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4788, Page 950; Book 4871, Page 640 and Book 4892, Page 689.

Terms and provisions of By-Laws recorded in Book 4892, Page 679.

Charter of Homeowners Association recorded in Book 4892, Page 671 and Book 8276, Page 552.

This is improved property located at 7347 Rolling River Parkway Nashville TN 37221

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 3rd day of January, 2019.

Timothy Daniel Hall

Kori Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Daniel Hall and Kori Hall, 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 3rd day of January, 2019.

Notary Public

My Commission Expires: _____

