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

CRT File No. 181218603

Karen Y Johnson Davidson County
Batch# 181815 **DEEDWARR**
01/09/2019 08:55:34 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20190109-0002160

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynnette J. Hope 717 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-04-0-127.00

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, **Terrence J. Doherty and Nicole E. Doherty, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lynnette Joy Hope, unmarried**, ("Grantee"), her 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 parts of Lot Nos. 13 and 14, on the Map of Clearview Subdivision, of record in Plat Book 843, page 8, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Estes Avenue, 10 feet south of the common corner of Lot Nos. 12 and 13; thence with the margin of said Avenue southwardly 78.3 feet more or less to the beginning of a curve; thence with said curve, southwesterly 48 feet to a point in the northerly margin of Crescent Road; thence with the margin of said Road, westwardly 113.3 feet; thence northwardly 92.7 feet to a point at the southwest corner of the property conveyed to H. W. Covington and wife, by deed of record in Book 1909, page 81, said Register' s Office; thence with Covington' s southerly line, eastwardly 134 feet to the beginning.

Being the same property conveyed to TERRENCE J. DOHERTY and wife, NICOLE E. DOHERTY, by deed from VICKI BOUCHARD HILL and husband, MATTHEW W. HILL, of record in Instrument No. 20090723-0069321, dated July 16, 2009, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-04-0-127.00.

Matters shown on the Plan of record in Plat Book 843, page 8, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20120618-0053332, said Register's Office.

This is improved property located at 717 Estes Road Nashville TN 37215

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 7th day of January, 2019.

Terrence J. Doherty

Nicole E. Doherty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terrence J. Doherty and Nicole E. Doherty, 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 7th day of January, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021