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

CRT File No. 190118844

Karen Johnson Davidson County
Batch# 195180 **DEEDWARR**
02/14/2019 08:56:20 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20190214-0013703

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 13th day of February, 2019.

Notary Public
My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marc Tahiry and Lindsay Tahiry 15 Redbud Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131010B13500CO

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, **Spencer C. Patton, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc Tahiry and Lindsay Tahiry, 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 15, REDBUD, as shown on plat of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, 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 by Warranty Deed from Joseph P. Raposa and Diane P. Raposa, husband and wife to Spencer C. Patton, married, as recorded on the 14th day of August, 2015 in Instrument No. 20150814-0081802 and Warranty Deed from Rebecca R. Rollins, an unmarried woman to Joseph P. Raposa and Diane P. Raposa, husband and wife, as recorded on the 28th day of August, 2013 in Instrument No. 20130828-0090659, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as his marital residence and that the subject property is not subject to any marital rights therein.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REDBUD, as recorded in Plat Book 4675, Page(s) 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, amended and restated restrictions at Instrument No. 20160218-0015563.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4845, Page 935.

Charter of Homeowners Association recorded in Book 4852, Page 607.

Conveyance to Homeowners Association recorded in Book 4861, Page 613.

This is improved property located at 15 Redbud Drive 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 13th day of February, 2019.

Spencer C. Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer C. Patton, 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 13th day of February, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022