THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch# 199992 DEEDWARR
02/27/2019 03:07:54 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50

20190227-0017912

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of February 2019.

Notary Public

My Commission Expires:

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan Cornelius 708 Roantree Drive Brentwood, Tennessee 37027	New Owner	131-10-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We,

THEODORE M. SAAL, an unmarried person, and BETTY E. SAAL, an unmarried person

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

JONATHAN A. CORNELIUS, married

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Section Two, First Addition, Seven Hills of record in Plat Book 2663, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 124, fronts 143.3 feet on the Westerly margin of Chalmers Drive and extends back 317.9 feet on the Northerly line and 246.1 feet on the South line to a dead line in the rear, measuring 169.2 feet thereon.

This description is the same as used in the last deed of record.

Being the same property conveyed to Theodore M. Saal and spouse Betty E. Saal by Warranty deed from L.C. Stephenson and spouse, Dorothy S. Stephenson of record in Book 9903, page 90, Register's Office for Davidson County, Tennessee, dated December 27, 1995 and recorded on December 29, 1995.

Theodore Michael Saal and Betty Eve Saal having dissolved their marriage pursuant to a Final Divorce Decree entered February 26, 2019 in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 18D1829.

Theodore Michael Saal and Theodore M. Saal are one and the same person.

Betty Eve Saal and Betty E. Saal are one and the same person.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, and the following exceptions:

1. Davidson County general or special taxes and assessments required to be paid in the year 2019 (which have been prorated and assumed by the Grantees) and subsequent years;

2. Matters shown on the Plan of record in Plat Book 2663, Page 51, said Register's Office; and

3. Sewer Easement of record in Book 3531, Page 584, said Register's Office.

BEING improved property, known as 4613 Chalmers Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 27th day of February 2019.

THEODORE M. SAAL

BETTY E. SAAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, THEODORE M. SAAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 27th day of February 2019.

NOTARY PUBLIC

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, BETTY E. SAAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 27th day of February 2019.

NOTARY PUBLIC

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY