Karen Johnson Davidson County
Batch# 214902 DEEDWARR
04/08/2019 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20190408-0031662

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319696**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2019. Notary Public My Commission Expires:

HEATHER A. DERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carley Derrick and Chris Derrick 411 McIver Street Nashville TN 37211	CapStar Bank 2002 Richard Jones Rd. #300A Nashville, TN 37215	Tax Parcel ID No. 133-01-0-358.00

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, **Brant Bonetti and Caroline Bonetti, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carley Derrick and Chris Derrick, wife and husband** ("Grantees"), their 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(s) 47, as shown on the map entitled the Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brant Bonetti and Caroline Bonetti, husband and wife, by deed from Eugene Collins, unmarried, of record in Instrument No. 20170331-0031762, dated March 28, 2017, Register's Office for 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 PATTERSON'S SUBDIVISION OF MAPLE HILL, as recorded in Plat Book 332, Page(s) 75, Register's Office for Davidson County, Tennessee.

Easement for Sewer Line, recorded in Instrument No. 20160727-0077332, Register's Office for Davidson County, Tennessee.

This is improved property located at 411 McIver Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 5th day of April, 2019.

Brant Bonetti

Caroline Bonetti

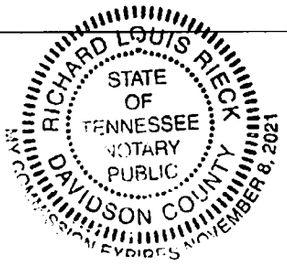
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brant Bonetti and Caroline Bonetti, 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 5th day of April, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Heather A. Derrick, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Heather A. Derrick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

