THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34655-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $1,221,350.00 Affiant Subscribed and sworn to before me this 8th day of April, 2019 Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Elizabeth Dingess 535 Close Lane Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 116 02 0 B 074 00CO

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, **Frederick G. Strobel and spouse, Monica J. Strobel** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Elizabeth G. Dingess, Trustee of The Close Lane Revocable Trust Agreement dated March 29, 2019** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 535 Close Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 215278 DEEDWARR
04/08/2019 03:46:45 PM 3 pgs
Fees: $18.00 Taxes: $4,519.00
20190408-0031970

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of April, 2019.

Frederick G. Strobel

Monica J. Strobel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick G. Strobel and Monica J. Strobel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2019.

GEORGE E. MUDD, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 92, Final Plat of Caldwell Close in Hill Place, as shown by plat appearing of record in Plat Book 9700, page 191, which amended Plat Book 7900, page 913, and as amended by Surveyor's Certificate of Correction in Book 9854, page 235, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Frederick G. Strobel and spouse, Monica J. Strobel by deed dated June 29, 2000 from H & R Properties of Tennessee, LLC a limited liability company of record in Instrument No. 20000705-0066540, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 116 02 0 B 074 00CO.
2. Declaration of Covenants, Conditions By-Laws and Retrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 200003220029124, and as Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hill Place Homeowners Association of record in Book 9737, page 400 and Instrument No. 20090324-0026385, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 9700, page 191, which amended Plat Book 7900, page 913 and as amended by Surveyors Certificate of Correction in Book 9854, page 235, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530 and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
6. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.