THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190420129** Karen Johnson Davidson County Batch# 222043 DEEDWARR 04/25/2019 12:22:30 PM 3 pgs Fees: $18.00 Taxes: $1,517.00 20190425-0038196	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2019. Notary Public My Commission Expires: _____ MATTHEW PHELAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-05-2022

WARRANTY DEED

Address New Owner: Dawn McDermitt Gerhart and John David Gerhart 5318 Tidwell Hollow Road Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 078-00-0-048.00

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, **Brandon Black and Jennifer Black, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dawn McDermitt Gerhart and John David Gerhart, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being 7.38 acres, more or less, and shown as Tract No. 18 on a survey unrecorded made by Southern Land Surveying Co., Inc., dated December 2, 1967, and described as follows:

Beginning at a point on the southeasterly margin of Tidwell Hollow Road at a point being North 49 degrees 29 minutes East 400.6 feet from the northwest corner of the property conveyed to Wilburn Earl Harrison and wife, of record in Book 4198, page 674, Register's Office for said County; thence South 40 degrees 31 minutes East 1,642.52 feet; thence North 27 degrees 27 minutes East 216.62 feet; thence North 40 degrees 31 minutes West 1,561.26 feet to the southeasterly margin of Tidwell Hollow Road; thence with the same, South 49 degrees 29 minutes West 200.8 feet to the beginning.

Being the same property conveyed to Brandon Black and Jennifer Black, husband and wife by Special Warranty deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA8, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicers in its capacity as agent for the Trustee under the Pooling and Servicing Agreement of record in Instrument No. 20121101-0100616 Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on November 1, 2012.

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.

Taxes for the year 2019, a lien not yet due and payable.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. Restrictions of record in Book 4239, Page 329, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5318 Tidwell Hollow Road Nashville TN 37218

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, Grantors have executed this instrument on this 25th day of April, 2019.

Brandon Black

Jennifer Black

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Black and Jennifer Black, 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 25th day of April, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

