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

**CRT File No. 190319852**

Karen Johnson Davidson County
Batch# 224855 **DEEDWARR**
05/02/2019 12:02:15 PM 2 pgs
Fees: $13.00 Taxes: $5,864.50

20190502-0040916

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,585,000.00.

Affiant

Subscribed and sworn to before me, this30th day of April, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Charles Cole Gerber, Jr. and Hayley Gerber<br>4015 Sunnybrook Drive<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>130-03-0-104.00 |

**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, **Wesley J. Stoddard and Kori I. Stoddard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Cole Gerber, Jr. and Hayley Gerber, 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 1, on the final Plat of Royal Oaks - Veevers' Addition Lot 8, Revision 2, of record in Instrument No. 20130722-0075235, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wesley J. Stoddard and Kori I. Stoddard, husband and wife by Warranty Deed from Garafola Properties, LLC, recorded on the 12th day of August, 2013 in Instrument No. 20130812-0084066, in the Register's Office of 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 ROYAL OAKS - VEEVERS' ADDITION LOT 8, REVISION 2, as recorded in Instrument No. 20130722-0075235.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4145, Page 439.

This is improved property located at 4015 Sunnybrook Drive Nashville TN 37205

**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 30th day of April, 2019.

Wesley J. Stoddard

Kori I. Stoddard

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley J. Stoddard and Kori I. Stoddard, 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 30th day of April, 2019.

Notary Public

