THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420145**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. KCM Affiant Subscribed and sworn to before me, this 1st day of May, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 224858 DEEDWARR
05/02/2019 12:06:23 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20190502-0040921

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: John P. Von Arb and Kathleen E. Von Arb 9257 Hester Beasley Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 168-246.00

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, **Gwendolyn Beth Williams and husband, Steven Dean Williams,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Von Arb and Kathleen E. Von Arb, 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:

Being a tract of land shown on Property Map 168, Assessor's Office of Davidson County, Tennessee, identified as Parcel 159 and bounded in general by Hester Beasley Road on the South, C.K. Gowda on the North and West and Mary Johnson on the East, more particularly described as follows:

Beginning at an iron pin in the North right of way of Hester Beasley Road at the Southeast corner of the C.K. Gowda Property recorded in Deed Book 5396, Page 450, Registers Office for Davidson County;
Thence leaving said right of way and along said Gowda's East line, N 16 degrees, 40'14" W, 217.61 feet to an iron pin Thence N 22 degrees, 47'08" E, 106.91 feet to an iron pin; Thence N 11 degrees 44'17"E, 178.01 feet to an iron pin; Thence N 35 degrees 8'22" E, 133.91 feet to a concrete block; Thence S 68 degrees 54'16" E, 117.08 feet to an iron pin; Thence S 59 degrees, 58'24" E, 154.99 feet to an iron pin; Thence S 74 degrees, 20'39" E, 130.95 feet to an iron pin; Thence along a new line, the following 4 calls, S 60 degrees 47' 03" W a distance of 98.52 feet to an iron pin; Thence S 15 degrees 39'21" W a distance of 89.40 feet to an iron pin; Thence S 43 degrees 38'32" E a distance of 300.21 feet to an iron pin; Thence S 16 degrees 20'26" W a distance of 58.26 feet to an iron pin in the North right of way of Hester Beasley Road; Thence with said right of way, along a curve to the left having radius of 782.82' feet, a distance of 436.74 feet to an iron pin at the base of a 20" Cedar Tree; Thence S 74 degrees, 22'34" W a distance of 115.67 feet to an iron pin at the point of beginning and containing 5.04 acres, more or less.

Being the same property conveyed to Gwendolyn Beth Williams and husband Steven Dean Williams by Warranty Deed from Jason R. Bennett, married, recorded on the 6th day of March, 2014 in Instrument No. 20140306-0018800, 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.

Easement for Right of way, recorded in Book 1730, Page 594 and Book 1784, Page 311.

Restrictive Covenant for Accessory Apartment recorded at Instrument No. 20180731-0074559.

This is improved property located at 9257 Hester Beasley Road Nashville TN 37221

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 1st day of May, 2019.

Gwendolyn Beth Williams

Steven Dean Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gwendolyn Beth Williams and Steven Dean Williams, 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 1st day of May, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022