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

CRT File No. 190419936

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:$191,450.00.

Affiant

Subscribed and sworn to before me, this25th day of April, 2019.

Notary Public
My Commission Expires: 8.22.21

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 226979 **DEEDWARR**
05/08/2019 09:16:23 AM 2 pgs
Fees: $13.00 Taxes: $708.36

20190508-0043002

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rosemary Stanton Woods 2328 Nashboro Boulevard Nashville TN 37217	New Owner	Tax Parcel ID No. 135-12-0B-115.00 CO

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, **Robin Rene Hillman, unmarried, and Austin Moody, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rosemary Stanton Woods,** a single woman ("Grantee"), her 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 Number 115 on the Plan of the Horizontal Property Regime of Nashboro Village at Fairway Pointe, of record in the plat recorded as Instrument Number 20020820-0100664, said Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to ROBIN RENE HILLMAN and DENNIS JOE HILLMAN, by deed from FAIRWAYS POINTE HOMEOWNERS ASSOCIATION, INC., of record in Instrument No. 20150102-0000238, dated December 31, 2014, said Register's Office.

DENNIS JOE HILLMAN conveyed his interest to ROBIN RENE HILLMAN by quitclaim deed of record in Instrument No. 20180726-0073033, dated April 26, 2018.

ROBIN RENE HILLMAN conveyed her interest to ROBIN RENE HILLMAN and AUSTIN MOODY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20180810-0079242, dated August 10, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 135-12-0B-115.00 CO.

Matters shown on the Plan of record in Instrument No. 20020820-0100664, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11703, page 520, Book 4827, page 14 and Instrument No. 20010322-0027768, said Register's Office.

Easement for sewer of record in Book 8870, page 887, said Register's Office.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-0101575, said Register's Office.

Easements of record in Book 4815, page 425 and Instrument No. 20020815-0098780, said Register's Office.

Agreement of record in Instrument No. 20020507-0056329, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, said Register's Office.

This is improved property located at 2328 Nashboro Boulevard Nashville TN 37217

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 25th day of April, 2019.

Robin Rene Hillman by Austin Moody, her Attorney-in-Fact

Austin Moody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin Moody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Robin Rene Hillman and that he is authorized by Robin Rene Hillman to execute this instrument on her behalf.

Witness my hand, at office, this 25th day of April, 2019.

Notary Public

My Commission Expires: 2022

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