THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420350** Karen Johnson Davidson County Batch# 229397 DEEDWARR 05/14/2019 08:47:54 AM 2 pgs Fees: $13.00 Taxes: $2,423.50 20190514-0045014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00 Affiant Subscribed and sworn to before me, this 9th day of May, 2019. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner: Samuel F. Hartley and Alyssa A. Hartley 2805 Brightwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0-233.00

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, **Heather Francis Robers and R. Andrew Robers, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samuel F. Hartley and Alyssa A. Hartley, husband and wife**, ("Grantees"), their 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, within the old city or corporate limits of Nashville, Tennessee, Davidson County, Tennessee and being Lot No. 94 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, and more particularly described as follows:

Said Lot No. 94 fronts 50 feet on the Westerly side of Brightwood Avenue, runs back between parallel lines 161.5 feet to an alley, on which it measures 50 feet, and bears the address, including the house located on said land, 2805 Brightwood Avenue, Nashville, Tennessee 37212.

Being the same property conveyed to HEATHER FRANCIS and husband, R. ANDREW ROBERS, by deed from CYNTHIA JEAN GRAHAM, CO-EXECUTOR and TERESA TUNE ODEN, CO-EXECUTOR OF THE ESTATE OF BERTHA LILLIAN PFEIFFER, DECEASED, of record in Instrument No. 20070410-0042439, dated April 5, 2007, said Register's Office.

Heather Francis having since married and is now known as Heather Francis Robers.

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. 117-04-0-233.00.

Matters shown on the Plan of record in Plat Book 421, page 101, said Register's Office.

This is improved property located at 2805 Brightwood Avenue Nashville TN 37212

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-2805

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 9th day of May, 2019.

Heather Francis Robers

R. Andrew Robers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Francis Robers and R. Andrew Robers, 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 9th day of May, 2019.

Notary Public

My Commission Expires: 