THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420182** Karen Johnson Davidson County Batch# 235154 DEEDWARR 05/28/2019 12:16:48 PM 2 pgs Fees: $13.00 Taxes: $1,516.63 20190528-0050086	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,900.00 Affiant Subscribed and sworn to before me, this 23rd day of May, 2019. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 05 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Orner and Nicole Orner 705 N 2nd Street Nashville TN 37207	New Owner	Tax Parcel ID No. 082-07-0-234.00

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, **Russell J. Cornell and Julie D. Cornell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Orner and Nicole Orner, 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 No. 8 on the plan of R.D. Goodlett et al Resubdivision of Lots 33 to 40 inclusive of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 57, Page 96, Register's Office for said County.

Being the same property conveyed to Russell J. Cornell and wife, Julie D. Cornell by Warranty Deed from Duke & Duke, LLC, recorded on the 14th day of May, 2014 in Instrument No. 20140514-0041327, 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 R.D. GOODLETT ET AL RESUBDIVISION OF LOTS 33 TO 40 INCLUSIVE OF DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, as recorded in Plat Book 57, Page(s) 96.

This is improved property located at 705 N 2nd Street Nashville TN 37207

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 23rd day of May, 2019.

Russell J. Cornell

Julie D. Cornell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell J. Cornell and Julie D. Cornell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2019.

Notary Public

My Commission Expires: _____

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