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

CRT File No. 190319631

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2019.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 236564 DEEDWARR
05/30/2019 10:19:37 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20190530-0051189

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Katherine Roberts and Joshua B. Roberts 3800 Tulane Court Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0-067.00

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, **R. Daniel Hart III and wife, Sarah R. Hart, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Katherine Roberts and Joshua B. Roberts, wife and husband,** ("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 a portion of Lots 29 and 30, Block "D" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portions of Lots Nos. 29 and 30 adjoin and together are described as follows:

Beginning at a point in the Northeasterly margin of Tulane Court; said point being the Northwesterly corner of Lot No. 28 on said Plat, thence in a Northwesterly direction 14.3 feet to a point in the Southeasterly margin of Woodmont Lane in a Northeasterly direction 75.9 feet to a point, said point being 12 feet North of the common corners of Lots Nos. 29 and 30; thence, in a Southeasterly direction 224.6 feet to a point in the common line of Lots Nos. 12 and 29; thence, with said common line in a Southeasterly direction 48 feet to a point, said point being the line in a Southeasterly direction 48 feet to a point, said point being the common corner of Lots Nos. 28 and 29 thence, with the common line between Lots Nos. 28 and 29 in a Southwesterly line 219.36 feet to the point of beginning.

Being the same property conveyed to R. Daniel Hart III and wife, Sarah R. Hart by Warranty deed from Jody Y. Moody and wife, Samantha N. Moody of record in Instrument No. 20060614-0070909 Register's Office for Davidson County, Tennessee, dated June 12, 2006 and recorded on June 14, 2006.

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
Rights or claims of parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
Taxes for the year 2019, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property located at 3800 Tulane Court Nashville TN 37215

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.

R. Daniel Hart III

Sarah R. Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R. Daniel Hart III and Sarah R. Hart, 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:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020