THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520446**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me, this4th day of June, 2019. Notary Public My Commission Expires: October 7, 2019

OLIVIA WAGGONER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric M. Parl and Carla Woodward 5005 Granny White Pike Nashville TN 37220	New Owner	Tax Parcel ID No. 145-03-0-048.00

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, **Rhonda R. Hicks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric M. Parl and Carla Woodward**, ("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, being Lot(s) 16, as shown on the map entitled Roselawn Estates, of record in Plat Book 2900, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to C. HUGH HICKS and RHONDA R. HICKS, HUSBAND AND WIFE, by deed from PEGGY BUSH HOOVER, of record in Instrument No. 20000328-0030878, dated March 23, 2000, said Register's Office.

CLINTON H. HICKS a/k/a C. HUGH HICKS conveyed his interest to RHONDA R. HICKS, by quitclaim deed of record in Instrument No. 20180717-0069502, dated July 9, 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. 145-03-0-048.00.

Matters shown on the Plan of record in Plat Book 2900, page 86, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3067, page 362, said Register's Office.

This is improved property located at 5005 Granny White Pike Nashville TN 37220

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

Karen Johnson Davidson County
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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 4th day of June, 2019.

Rhonda R. Hicks

STATE OF Florida)

COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhonda R. Hicks, 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 4th day of June, 2019.

Notary Public

My Commission Expires: 9/23/22

ALEX R. ASTIN
MY COMMISSION # GG 261118
EXPIRES: September 23, 2022

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020