THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520720**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $477,000.00 Affiant Subscribed and sworn to before me, this7th day of June, 2019. Notary Public My Commission Expires: __

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 242039 **DEEDWARR**
06/11/2019 03:38:22 PM 2 pgs
Fees: $13.00 Taxes: $1,764.90

20190611-0056184

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Gambrel and Margaret Gambrel 4925 Traceway Drive Nashville TN 37221	~~New Owner~~ c/o MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	Tax Parcel ID No. 155-16-OA-243.00-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, **Mark B. Rankin and Elizabeth L. Rankin, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Margaret Gambrel and Robert Gambrel, wife and husband**, ("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) 197, as shown on the map entitled Traceside Section Ten Revision One, of record in Plat Book 9700, page 827, 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 MARK B. RANKIN AND ELIZABETH L. RANKIN, HUSBAND AND WIFE, by deed from CHRISTOPHER E. MILLS AND ANGELA M. MILLS, HUSBAND AND WIFE, of record in Instrument No. 20140626-0056140, dated June 24, 2014, 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. 155-16-OA-243.00-CO.

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 9236, page 504, as amended in Book 9435, page 493, and Book 9677, page 675, said Register's Office.

By-Laws of record in Book 9668, page 899, said Register's Office.

Agreement for Dedication of Easement for Sewer Line of record in Book 9306, page 279, said Register's Office.

Matters shown on the Plan of record in Plat Book 9700, page 827, said Register's Office.

This is improved property located at 4925 Traceway Drive Nashville TN 37221

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 7th day of June, 2019.

Mark B. Rankin

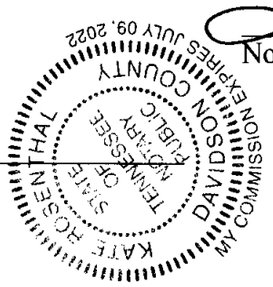
Elizabeth L. Rankin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark B. Rankin and Elizabeth L. Rankin, 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 7th day of June, 2019.

Notary Public



My Commission Expires: _____