THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190520549** Karen Johnson Davidson County Batch# 242648 **DEEDWARR** 06/13/2019 08:45:15 AM 2 pgs Fees: $13.00 Taxes: $1,516.63 20190613-0056666	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 6th day of June, 2019. Notary Public My Commission Expires: _____ ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Tolan Shaw and Sarah Shaw 828 Roseview Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 084-01-0-110.00

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, **Connie A. Frey, a unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tolan Shaw and Sarah Shaw, 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, being Lot No. 46 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Connie A. Frey, a married woman by Warranty deed from US Bank National Association, as Trustee for Credit Suisse First Boston Heat 2004-7 of record in Instrument No. 20071114-0133729 Register's Office for Davidson County, Tennessee, dated October 09, 2007 and recorded on November 14, 2007. Connie A. Frey now unmarried, see order of record in Docket No 10-CV-12920 in Chancery Clerk court of Dickson 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.

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 3600, Page 37, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3676, Page 361, as amended in Book 3707, Page 356 and Book 3805, Page 360 and Book 3862, Page 92 and Book 3840, Page 393 in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20180608-0055379, in the Register's Office for Davidson County, Tennessee.

Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 9738, Page 953, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 828 Roseview Drive Nashville TN 37206

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 6th day of June, 2019.

Connie A. Frey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connie A. Frey, 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 6th day of June, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021