Karen Johnson Davidson County
Batch# 243716 DEEDWARR
06/17/2019 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20190617-0057780

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520647**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2019. Notary Public My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Meaghan Riley and Robert M. Pick 3710 Trimble Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-08-0-039.00

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, **J. Sterling Price, Jr. and Anne Y. Price, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meaghan Riley and Robert M. Pick, 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 the East 120 feet of Lot No. 1 and the East part of the South 70 feet of Lot No. 2 on the Plan of Comptonwood, as of record in Book 974, Page 10, Register's Office for said County, being more particularly described as:

Beginning at a point in the Northerly margin of Trimble Road 187.5 feet from Estes Road and fronting 120.0 feet on Trimble Road, with a depth of 170.0 feet between parallel lines, measuring 120.0 feet on the rear.

Being the same property conveyed to J. Sterling Price Jr. and wife, Anne Y. Price by Warranty Deed from Christopher S. Koehner and wife, Elizabeth L. Koehner, recorded on the 24th day of June, 2009 in Instrument No. 20090624-0058980, 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 COMPTONWOOD, as recorded in Plat Book 974, Page(s) 10.

This is improved property located at 3710 Trimble Road 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 7th day of June, 2019.

J. Sterling Price, Jr.

Anne Y. Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Sterling Price, Jr. and Anne Y. Price, 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



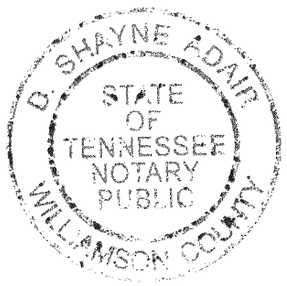
True Copy Certification

I, Kimbra Spann, 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 coy of the original document executed and authenticated according to law.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, D. Shayne Adair, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



D. Shayne Adair, Notary Public at Large

My commission expires: 6/13/2022