THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118948** Karen Johnson Davidson County Batch# 245801 **DEEDWARR** 06/19/2019 03:55:38 PM 2 pgs Fees: $13.00 Taxes: $4,625.00 20190619-0059222	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2019. Notary Public My Commission Expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner: Brad Hill and Elisa Hill 2004 Linden Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-110.00

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, **Janene D. Mann, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley Michael Hill and Elisa Lynne Hill, Trustees of The Hill Revocable Living Trust, dated February 6, 2014,** ("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 Easterly 60 feet of Lot No. 81 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, 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 part of Lot No. 81 fronts 60.0 feet on the Northerly side of Linden Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Steven L. Mann and Janene D. Mann, husband and wife by Warranty deed from Stone Oak Builders, LLC of record in Instrument No. 20150921-0095693 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 21, 2015.

Steven L. Mann having since died on August 26, 2016 in 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.

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 332, Page 117, Register's Office for Davidson County, Tennessee.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
Subject to Conservation Zoning as made applicable by Bill No. BL-2005-556, Metro Clerk's Office for Davidson County, Tennessee with any and all

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TRG-19-2004

restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

Restrictive Covenant for Detached Structure of record in Instrument Number 20150416-0033652, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2004 Linden Avenue Nashville TN 37212

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 30th day of April, 2019.

Janene D. Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janene D. Mann, 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 30th day of April, 2019.

Notary Public

My Commission Expires: _____

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