THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420420** Karen Johnson Davidson County Batch# 249629 DEEDWARR 06/27/2019 10:52:42 AM 2 pgs Fees: $13.00 Taxes: $2,229.25 20190627-0062453	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $602,500.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas A. Riegal and Erin O. Riegal 3009 New Natchez Trace Nashville TN 37215	New Owner	Tax Parcel ID No. 117-02-065.00

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, **Sara Jo Houghland now known as Sara Jo Walker, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas A. Riegal and Erin O. Riegal, husband and wife**, ("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, near the City of Nashville, being Lot 5 of Block 5 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, of the Register's Office for said County.

Said Lot No. 5 fronts 80 feet on the Northwesterly side of Natchez Trace and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Sara Jo Houghland by Warranty Deed from Michael Ward Heilbronn aka Michael Hilbronn and Donna Griffith Heilbronn, recorded on the 30th day of June, 2014 in Instrument No. 20140630-0057289, in the Register's Office of Davidson County, Tennessee.
Sara Jo Houghland and Sara Jo Walker being one and the same person.

William Ryan Walker joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 E. L. HAMPTON'S SUBDIVISION OF THE STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

This is improved property located at 3009 New Natchez Trace 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 25th day of June, 2019.

Sara Jo Houghland
NKA Sara Jo Walker

William Ryan Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Jo Houghland* and William Ryan Walker, 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 25th day of June, 2019.

Notary Public

My Commission Expires: _____

NKA
*Sara Jo Walker

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 4, 2021