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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520725** Karen Johnson Davidson County Batch# 249822 DEEDWARR 06/27/2019 04:03:14 PM 2 pgs Fees: $13.00 Taxes: $3,237.50 20190627-0062776	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this27th day of June, 2019. Notary Public My Commission Expires: 11/3/20

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Keith Pyle and Samantha Pyle 808 Nanearle Place Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-14-0-040.00

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, **Christine Choun and Shawn Robinson, Wife and Husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Keith Pyle, a married man** ("Grantee"), his 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 part of Lot No. 11 on the Plan of Nanearle Acres, of record in Plat Book 1424, page 77, said Register's Office, to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 11 fronts 147 feet on the north side of Nanearle Drive and runs back 247.8 feet on the easterly line and 262.22 feet on the westerly line to a dead line, measuring 147.56 feet thereon.

Being the same property conveyed to CHRISTINE CHOUN AND SHAWN ROBINSON, WIFE AND HUSBAND, by deed from MICHAEL D. OLIENECHAK and LEAH B. WEHBY-OLIENECHAK, of record as Instrument No. 20140820-0075630, dated August 14, 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.

Matters shown on the Plan of record in Plat Book 1424, page 77, said Register's Office.

This is improved property located at 808 Nanearle Place Nashville TN 37220

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 27th day of June, 2019.

Christine Choun by Will Chapman, her Attorney-in-Fact

Shawn Robinson by Will Chapman, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Christine Choun and that he is authorized by Christine Choun to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Shawn Robinson and that he is authorized by Shawn Robinson to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022