THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520907** Karen Johnson Davidson County Batch# 251832 DEEDWARR 07/02/2019 11:41:29 AM 2 pgs Fees: $13.00 Taxes: $1,461.50 20190702-0064504	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Ashley Hartfelder Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My Commission Expires:

KATE P. ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Eric Hartfelder and Ashley Hartfelder 5844 Cloverland Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-00-0-093.00

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, **Jana K. Shirey-Rice and Jarrett T. Rice, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Eric Hartfelder and Ashley Hartfelder, 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 located in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Dorris E. Boner, Surveyor, August 24, 1961, and being more particularly described as follows, to-wit:

Beginning on the Northerly margin of Hardscuffle road at the Southeast corner of Jesse M. Williams property; thence with said Williams Eastern boundary line, North 2 degrees East 373.9 feet to an iron pin in the line of the property conveyed to Fred Rich and wife, by deed from Dorothy F. Norton of record in Book 3280, page 373, Register's office for Davidson County, Tennessee, as follows: South 47 degrees 30 minutes East 200 feet to an iron pin; South 27 degrees West 149.5 to an iron pin and South 12 degrees West 176 feet to the Northerly margin of Hardscuffle Road; thence with the same around a slight curve, Northwesterly 138 feet, more or less, to the beginning, containing 1.51 acres, more or less.

Being the same property conveyed to JANA K. SHIREY-RICE and JARRETT T. RICE, wife and husband, by deed from Thomas A. Chapman and Kristina L. Chapman, husband and wife, of record in Instrument No. 20130904-0093172, dated August 23, 2013, 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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 171-00-0-093.00.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8009, page 59, said Register's Office.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 5844 Cloverland Drive Brentwood TN 37027

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 28th day of June, 2019.

Jana K. Shirey-Rice

Jarrett T. Rice by Jana K. Shirey-Rice, 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, Jana K. Shirey-Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jarrett T. Rice and that she is authorized by Jarrett T. Rice to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022