THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621024** Karen Johnson Davidson County Batch# 251840 DEEDWARR 07/02/2019 11:49:35 AM 2 pgs Fees: $13.00 Taxes: $4,408.55 20190702-0064518	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,191,500.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: R.L. Moore, Trustee 4608 Toddington Drive Nashville TN 37215	Send Tax Bills To: Daniel Kris Wiatr 1212 8th Ave S, Suite 102 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 131 10 0 009.00

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, **Rebecca Y. Harris, Trustee of The Peyton Family Trust, dated July 19, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R.L. Moore, Trustee of the Toddington Trust u/a/d June 26, 2019**, ("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 Lot No. 16 on the Plan of Section Three, Seven Hills of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Cory C. Kelley and Katherine F. Kelley, husband and wife to Rebecca Y. Harris, Trustee of The Peyton Family Trust, dated July 21st 2017, as recorded on the 1st day of August, 2017 in Instrument No. 20170801-0077986 and Warranty Deed from Florence Mouen Makoua and Frederic Mouen Makoua, wife and husband to Cory C. Kelley and Katherine F. Kelley, husband and wife, as recorded on the 24th day of July, 2012 in Instrument No. 20120724-0065100, in the Register's Office of Davidson County, Tennessee.

The Trust agreement date was erroneously referenced on prior conveyance of record in Instrument No. 20170801-0077986. Correct Trust agreement date is July 19, 2017.

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 SECTION THREE, SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2881, Page 552.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5765, Page 765.

This is improved property located at 4608 Toddington Drive 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 28th day of June, 2019.

The Peyton Family Trust, dated July 19, 2017

By: _____, Trustee
Rebecca Y. Harris, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Y. Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Peyton Family Trust, dated July 19, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022