THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520895** Karen Johnson Davidson County Batch# 253925 **DEEDWARR** 07/09/2019 08:35:41 AM 2 pgs Fees: $13.00 Taxes: $1,439.30 20190709-0066510	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $389,000.00 Affiant Subscribed and sworn to before me, this 8th day of July, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Aaron Velthouse and Anne Velthouse 7840 Harpeth View Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 156-01-0B-015.00 CO

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, **Larry P. Caine and Mary Montague Caine, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aaron Velthouse and Anne Velthouse, 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 in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Harpeth Vew Subdivision, of record in Plat Book 6900, page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY P. CAINE and wife, MARY MONTAGUE CAINE', by deed from MORRIS ESHAGHPOUR CONTRACTING CORPORATION, A TENNESSEE CORPORATION, of record in Boo 8044, page 170 , dated February 12, 1990 , 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. 156-01-0B-015.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 319, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7223, page 341, Book 7242, page 537 and Book 10940, page 605, said Register's Office.

This is improved property located at 7840 Harpeth View Drive Nashville TN 37221

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 8th day of July, 2019.

Larry P. Caine

Mary Montague Caine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry P. Caine and Mary Montague Caine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2019.

Notary Public

My Commission Expires: _____

