THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621098** Karen Johnson Davidson County Batch# 255216 DEEDWARR 07/11/2019 09:54:37 AM 2 pgs Fees: $13.00 Taxes: $943.50 20190711-0067591	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. KGM Affiant Subscribed and sworn to before me, this 9th day of July, 2019. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT

WARRANTY DEED

Address New Owner: Rachel Bertone 5132 Edmondson Pike Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-14-007.00

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, **Robin D Warren, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Bertone, an unmarried woman,** ("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. 108 on the Plan of Candlestick Farms, Section 1, as of record in Book 3300, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robin D. Warren by Warranty Deed from Mala Rakhra, unmarried, recorded on the 5th day of December, 2013 in Instrument No. 20131205-0124108, in the Register's Office of Davidson County, Tennessee.

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 CANDLESTICK FARMS, SECTION 1, as recorded in Plat Book 3300, Page(s) 56.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3375, Page 391.

This is improved property located at 5132 Edmondson Pike Nashville TN 37211

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 9th day of July, 2019.

Robin D. Warren

Robin D Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin D Warren, 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 9th day of July, 2019.

Kate Rosenthal

Notary Public

My Commission Expires: _____

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