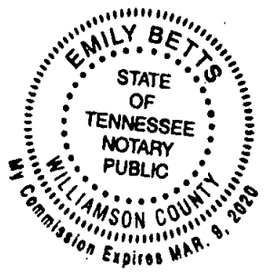
(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is 985,000.00

Stacy D. Calessi
Affiant

Subscribed and sworn to before me, this 11th day of July, 2019.

Emily Betts
Notary Public

My commission expires:_____

Karen Johnson Davidson County
Batch# 256603 DEEDWARR
07/15/2019 08:26:25 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50
20190715-0068499

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allen White Pool and Veronika Krepely Pool	**New Owner**	**158-02-0-004.00**
6210 Hillsboro Pike		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Timothy R. Teasdale and Blair B. Teasdale, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allen White Pool and Veronika Krepely Pool, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Hillsboro Park, Section I, of record in Plat Book 2331, Page 30 & 31, in the 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 to Timothy R. Teasdale and wife, Blair B. Teasdale, by Warranty Deed, from James L. Knight and wife, Dale J. Knight, dated January 15, 2010, of record in Instrument No. 20100120-0004858, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Blair B. Teasdale, a married woman, dated September 10, 2012, of record in Instrument No. 20130115-0004705, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Timothy R. Teasdale, a married man, dated June 5, 2013, of record in Instrument No. 20130613-0060530, Register's Office for Davidson County, Tennessee. Timothy R. Teasdale, by Quitclaim Deed, conveyed said property to A. Scott Hubbard, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy by the entirety. A. Scott Hubbard, trustee, re-conveyed said property to Timothy R. Teasdale and Blair B. Teasdale, husband and wife, dated June 24, 2016, of record in Instrument No. 20160719-0073979, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
1. Restrictive covenants contained in an instrument of record in Book 2435, Page 237, amended in Book 2603, Page 440, Book 4169, Pge 719 and Book 4207, Page 397, Register's Office for Davidson County, Tennessee.
2. Sanitary Sewer and/or Drainage Easement of record in Book 7814, Page 362, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6210 Hillsboro Pike, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of July, 2019

Timothy R. Teasdale

Blair B. Teasdale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of July, 2019, before me personally appeared Timothy R. Teasdale and Blair B. Teasdale, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2019.

Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-90
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027