THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621212

Karen Johnson Davidson County
Batch# 259721 DEEDWARR
07/22/2019 08:21:05 AM 2 pgs
Fees: $13.00 Taxes: $2,993.30
20190722-0071232

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $809,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2019.

Notary Public
My Commission Expires: 9-6-22

PREPARED BY:
RANKERS TITLE & ESCROW CORP.
WEST END AVE

RETURN T

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lydia T Armistead and George H Armistead III 340 Whitworth Way Nashville TN 37205	New Owner	Tax Parcel ID No. 104-14-0H-019.00-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, **Wallace H. Hall, Jr., individually** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lydia T. Armistead and George H. Armistead, III, wife and husband,** ("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. 33, on the Plan of Final Plat of Whitworth Phase 3, Section 1, as shown of record in Plat Book 7900, Page (s) 866 through 868, inclusive, as amended in Book 9582, Page 834 and corrected in Book 10270, Page 34, 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 Wallace H. Hall, Jr., individually by Trustee's Quitclaim deed from Wallace H. Hall, Jr., Trustee of the Hall Family Trust under the will of Theresa S. Hall of record in Instrument No. 20090512-0043613 Register's Office for Davidson County, Tennessee, dated May 01, 2009 and recorded on May 12, 2009.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyors Certificate of Correction of record in Book 10270, Page 34, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 294, Book 9567, Page 301, Book 9738, Page 770 and Instrument No. 20100615-0046543 and Affidavit recorded in Instrument No. 20160919-0098409 and Instrument No. 20160919-0098409, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Instrument Number 20020812-0097386, in the Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Book 8090, Page 691 and Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.

Access Easement of record in Book 7762, Page 203, in the Register's Office for Davidson County, Tennessee.

Easements for sewers of record in Book 3467, Page 204, Book 3505, page 338 and Book 3573, page 442, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common area of record in Book 8830, Page 270, Book 9778, pages 29 & 32 and Book 10053, Page 692, in the Register's Office for Davidson County, Tennessee.

Deeds Conveying water mains of record in Book 9523, Page (s) 134 and 156, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 10633, Page 334, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 9736, Page 221, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 10360, Page (s) 307 & 372, in the Register's Office for Davidson County, Tennessee.

Designation and Agreement of Developer of record in Book 9778, Page 37, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 9778, Page 16, in the Register's Office for Davidson County, Tennessee.

Deed of Easement of record in Book 9567, Page 691, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 340 Whitworth Way Nashville TN 37205

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 19th day of July, 2019.

Wallace H. Hall, Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wallace H. Hall, Jr, 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 19th day of July, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020