THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621379** WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2019. Notary Public My Commission Expires: 6/29/21

WARRANTY DEED

Address New Owner: Julia Hall and Patrick Belton 7721 Daniel Trace Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0A-100.00 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, **Nicholas M. Lytle and Chelsea L. Lytle, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Belton, a single man and Julia Hall, a single woman**, ("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) 119, as shown on the map entitled Boone Trace at Biltmore Section Two, of record in Plat Book 9700, pages 316 and 317, corrected in Book 10995, page 618, 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 NICHOLAS M. LYTLE and CHELSEA L. LYTLE, husband and wife, by deed from ASHLEE R. KITCHENS MCCOY and SUE M. KITCHENS, of record in Instrument No. 20161017-0109628, dated October 14, 2016, 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. 126-15-0A-100.00 CO.

Matters shown on the Plan of record in Plat Book 9700, pages 316 and 317, corrected in Book 10995, page 618 and in Book 11275, page 885, 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 Instrument No. 20010717-0075902, said Register's Office.

This is improved property located at 7721 Daniel Trace 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

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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 ~~24th~~ 23rd St day of July, 2019.

Nicholas M. Lytle

STATE OF Oklahoma)

COUNTY OF Oklahoma)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas M. Lytle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~24th~~ 23rd St day of July, 2019.

Notary Public

My Commission Expires: 4/26/2020

SUSAN KIRKPATRICK NOTARY PUBLIC # 16004153 EXP. 04/26/20 STATE OF OKLAHOMA

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2019.

Chelsea L. Lytle

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chelsea L. Lytle, 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 24th day of July, 2019.

CANDACE RENEE MOORE
My Notary ID # 128935116
Expires March 28, 2020

Notary Public

My Commission Expires: 03/20/2020

True Copy Certification

I, Jaymie Hargrave, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY