THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721440**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $407,500.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2019. Notary Public My Commission Expires:

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2023

Karen Johnson Davidson County
Batch# 268976 DEEDWARR
08/09/2019 09:42:30 AM 2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marye Leigh Wahl 637 Rochelle Drive Nashville TN 37220	New owner	Tax Parcel ID No. 146 15 0 139.00

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, **Phillip A. Regen and Janet M. Regen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marye Leigh Wahl, a single 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 the Sixth Civil District of Davidson County, Tennessee, Being Lot No. 80 on the Plan of Halleywood Estates, Section 5, as of record in Book 2330, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 126.9 feet along a slightly curved line N the Easterly side of Rochelle Drive, and extends back 275.2 feet on the Northerly line, and 301.9 feet on the Southerly line, to a dead line in the rear on which it measures 68.1 feet.

Being the same property conveyed to Phillip A. Regen, and wife, Janet M. Regen by Warranty Deed from Glenn Curtis Yates, recorded on the 30th day of July, 2004 in Instrument No. 20040730-0091656, 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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HALLEYWOOD ESTATES, SECTION 5, as recorded in Plat Book 2330, Page(s) 74, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2493, Page 500, in the Register's Office of Davidson County, Tennessee.

10' Easement for Public Utilities.

This is improved property located at 637 Rochelle Drive Nashville TN 37220

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 2nd day of August, 2019.

Phillip A. Regen

Janet M. Regen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip A. Regen and Janet M. Regen, 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 2nd day of August, 2019.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

True Copy Certification

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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2023

Notary Seal (if on paper)