THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721698** Karen Johnson Davidson County Batch# 269784 DEEDWARR 08/12/2019 09:50:43 AM 2 pgs Fees: $13.00 Taxes: $1,208.05 20190812-0079968	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $326,500.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Shane T. Toriscelli and Todd A. Toriscelli 5043 Suter Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-10-0-017.00

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, **Franklin L. Reed and Sandra H. Reed, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane T. Toriscelli , and Todd A. Toriscelli, tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 242, on the Plan of SECTION FIVE, CALDWELL COUNTRY ESTATES, as shown on plat of record in Plat Book 3300, Page 16 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat Lot No. 242 fronts 108 feet on the Northwesterly margin of Suter Drive, and extends back 206.5 feet on the Southwesterly line and 217.74 feet on the Northeasterly line to a dead line in the rear, measuring 104.23 feet thereon.

Being the property conveyed to Franklin L. Reed and wife, Sandra H. Reed by Warranty Deed from Michael R. Chance and wife, Patricia J. Chance record in Book 7567, Page 823, in the Register's Office of Davidson County, Tennessee, dated June 01, 1998 and recorded on June 09, 1988.

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 SECTION FIVE, CALDWELL COUNTRY ESTATES, as recorded in Plat Book 3300, Page(s) 16.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031103-0161026.

This is improved property located at 5043 Suter Drive 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 8th day of August, 2019.

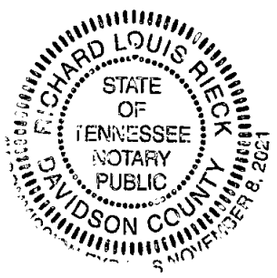
Franklin L. Reed

Sandra H. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Franklin L. Reed and Sandra H. Reed, 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 8th day of August, 2019.



Notary Public