THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721787** Karen Johnson Davidson County Batch# 282968 **DEEDWARR** 09/09/2019 02:32:05 PM 2 pgs Fees: $13.00 Taxes: $4,625.00 20190909-0090933	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Danny Lee McLaren 114 Dunham Springs Lane Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 04 0 092.00

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, **Brent Songstad and Ynell Songstad, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danny Lee McLaren, Trustee of the Danny Lee McLaren Declaration of Trust, dated January 8, 2007, and amended on January 2, 2009; was further amended on January 17, 2017; and was amended and restated on July 14, 2017** ("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. 155 on the Plan of HILLWOOD ESTATES SECTION NINE PART ONE, of record in Book 2331, Page 27, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent Songstad and Ynell Songstad, husband and wife by Warranty Deed from Tracy Wright Moor and Charles Geren Moor, wife and husband of record on 20180416-0035641, in the Register's Office for Davidson County, Tennessee. dated April 12, 2018 and recorded on April 16, 2018.

Being the same property conveyed to Tracy Wright Moor and Charles Geren Moor by Quitclaim Deed from Wright Partners, a Texas general Partnership of record on 20030618-0084166,in the Register's Office for Davidson County, Tennessee. dated June 16, 2003 and recorded on June 18, 2003.

Being the same property conveyed to Wright Partners, a Texas general Partnership by Quitclaim Deed from James S. Wright and wife, Mary G. Wright of record on 20021228-0160215, in the Register's Office for Davidson County, Tennessee. dated October 19, 2002 and recorded on December 28, 2002.

Being the same property conveyed to James S. Wright and wife, Mary G. Wright by Warranty Deed from Connie Lembark and Dan Lembark of record on 200003220029087, in the Register's Office for Davidson County, Tennessee. dated March 21, 2000 and recorded on March 22, 2000.

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 HILLWOOD ESTATES, SECTION NINE, as recorded in Plat Book 2331, Page(s) 27.
Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6342, Page 578.

Setback Line Agreement as set forth in instrument recorded in Book 2437, Page 619.

This is improved property located at 6202 Hickory Valley Road 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 30th day of August, 2019.

Brent Songstad

Ynell Songstad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent Songstad and Ynell Songstad, 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 30th day of August, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022