THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822031** Karen Johnson Davidson County Batch# 289853 DEEDWARR 09/23/2019 02:03:30 PM 3 pgs Fees: $18.00 Taxes: $1,048.95 20190923-0096464	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $283,500.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2019. Notary Public My Commission Expires:

NATHAN HARRIS NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 2022

WARRANTY DEED

Address New Owner: Savannah Lilia Hall 7818 Heaton Way Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0A-183.00 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, **Kaitlin Nutt, n/k/a Kaitlin Hinton, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Savannah Lilia Hall, 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 Davidson County, Tennessee, being Lot No. 129, on the Plan of Phase "B" Lenox Village, of record in Instrument No. 20031024-0157237, Register's Office for said Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaitlin Nutt, unmarried woman by Warranty Deed from Jill Fedle, a single person, recorded on the 11th day of August, 2017 in Instrument No. 20170811-0082399, in the Register's Office of Davidson County, Tennessee. Hunter Hinton joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Kaitlin Nutt, n/k/a Kaitlin Hinton.

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 PHASE "B" LENOX VILLAGE, as recorded in Instrument No. 20031024-0157237, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825, 20060120-0007913, 20060321-0032382, 20080326-0030449, 20020315-0032826, 20040526-0062220, 20050324-0032209, 20050815-0096405, 20060120-0007914, 20060321-0032383, 20070103-0001284, 20070830-001284, 20070830-0104306 and 20080326-0030439, in the Register's Office of Davidson County, Tennessee.

Easement for Drainage & Maintenance Agreement for Detention Facilities, recorded in Instrument Nos. 20150817-0082475 & 20150817-0082476, in the Register's Office of Davidson County, Tennessee.

Easement for Sewer/Storm Drainage, Water Mains & Appurtenances, recorded in Instrument Nos. 20030923-0140666, 20011129-0130322 and 20011112-0123853, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Detention Agreement, recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676, in the Register's Office of Davidson County, Tennessee.

Easement for Sewer/Storm Drainage, recorded in Book 7985, Page 449, Instrument Nos. 20010918-0100850 and 20011106-0121932, in the Register's Office of Davidson County, Tennessee.

Easement in Gross (Comcast) recorded in Instrument No. 20130916-0097049, in the Register's Office of Davidson County, Tennessee.

Ingress/Egress Easement & Right of way for sign recorded in Instrument No. 20010103-0000902, in the Register's Office of Davidson County, Tennessee.

Conveyance for Open Spaces & Common Areas recorded at Instrument Nos. 20020501-0053757, 20020507-0056338 and 20180416-0035579, in the Register's Office of Davidson County, Tennessee.

Access Easement retained by Lord Chapel Church recorded at Instrument No. 20010103-0000902, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 7818 Heaton Way 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 19th day of September, 2019.

Kaitlin Nutt, n/k/a Kaitlin Hinton

Hunter Hinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaitlin Nutt, n/k/a Kaitlin Hinton and Hunter Hinton, 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 19th day of September, 2019.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

201909230096464

True Copy Certification

I, Marjorie Kaup Haines, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY