Karen Johnson Davidson County
Batch# 294511 DEEDWARR
10/02/2019 08:59:00 AM 2 pgs
Fees: $13.00 Taxes: $1,912.90
20191002-0100372

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922543

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO

CANKERS TITLE
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $517,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2019.

Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Fears and Chelsea Fears 1221A Howard Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072 03 0 144.00

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, **Reed Hayes and Annie Hayes, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Fears and Chelsea Fears, husband and wife**, ("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, being Lot No. 1, on the Plan of the RESUBDIVISION OF LOT 161 INGLEWOOD PLACE as shown by plat in Instrument No. 20130903-0092587 in the Register's Office Davidson County, Tennessee.

Being the same property conveyed to Reed Hayes and wife, Annie Hayes, by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20140603-0047676, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014.

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 RESUBDIVISION OF LOT 161 INGLEWOOD PLACE, as recorded in Instrument No. 20130903-0092587.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Water Mains, recorded in Instrument No. 20140127-0007457.

This is improved property located at 1221A Howard Avenue Nashville TN 37216

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 1st day of October, 2019.

Reed Hayes

Annie Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reed Hayes and Annie Hayes, 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 1st day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022