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

CRT File No. 190721574

Karen Johnson Davidson County
Batch# 297198 **DEEDWARR**
10/07/2019 10:59:00 AM 2 pgs
Fees: $13.00 Taxes: $9,620.00

20191007-0102405

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy F. Corvino 918 Waterswood Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 132-13-0-007.00

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, **Daniel Green, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy F. Corvino and Dina Corvino, husband and wife**, ("Grantees"), their 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. 4 on the Plan of Waterswood Acres of record in Plat Book 3300, Page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 215 feet on the North side of Waterswood Drive and extends back 202.4 feet on the Westerly line and 213 feet on the Easterly line to a dead line in the rear on which it measures 215.3 feet.Being the same property conveyed to Jackson L. Ridgely and wife, Peggy R. Ridgely by Warranty deed from Norman D. Baker and wife Ann M. Baker of record in Book 6123, page 168, Register's Office for Davidson County, Tennessee, dated August 24, 1983 and recorded on August 25, 1983. (Value or consideration shown in aforementioned deed $105,000.00.)

The said Jackson L. Ridgely having since died on December 13, 2003.Being the same property conveyed to Daniel Green by Warranty deed from Peggy R. Ridgely, unmarried of record in Instrument No. 20171106-0114067 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on November 06, 2017.

Said property was never the marital residence of Grantor.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 92, Register's Office for Davidson County, Tennessee.

This is improved property located at 918 Waterswood 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 30th day of September, 2019.

Daniel Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Green, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2019.

Notary Public

My Commission Expires: _____

