WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$632,500.00.**

Affiant

Subscribed and sworn to me on 10/08/2019.

NOTARY PUBLIC
My Commission Expires: 03-08-21

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 297863 DEEDWARR
10/09/2019 08:32:30 AM 2 pgs
Fees: $13.00 Taxes: $2,340.25
20191009-0103292

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rodney E. Rishel, Jr., and Melanie Rishel 2152 Timberwood Dr. Nashville, TN 37215	NEW OWNER	144 10 050 .00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Marinelli, Jr**, and **Kathleen Jo Marinelli, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Rodney E. Rishel, Jr.**, and **Melanie Rishel, husband and wife**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
> Lot 68, CHICKERING VALLEY, as shown on plat of record in Plat Book 2331, Page 121-123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to George Marinelli, Jr. and wife, Kathleen Jo Marinelli, by Warranty Deed from Ronald E. Harr and wife, Barbara W. Harr, of record in Book 8090, Page 934, in the Register's Office of Davidson County, Tennessee, dated August 10, 1989 and recorded on April 18, 1990.
>
> This is improved property known as **2152 Timberwood Drive, Nashville, Tennessee 37215.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10/08/19

George Marinelli, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 8, 2019, before me personally appeared George Marinelli, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 8, 2019

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand this 10/08/19

Kathleen Jo Marinelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 8, 2019, before me personally appeared Kathleen Jo Marinelli, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 8, 2019

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON