THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190822406** Karen Johnson Davidson County Batch# 304063 DEEDWARR 10/22/2019 10:32:19 AM 2 pgs Fees: $13.00 Taxes: $2,112.70 20191022-0108079	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $571,000.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2019. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Kristi Michelle Hatchell and Janet Leslie Wulff 5044 Briarwood Drive Nashville TN 37211	Send Tax Bills To: NEW owner	Tax Information: Tax Parcel ID No. 147-10-0-013.00

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, **Jonathan Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristi Michelle Hatchell and Janet Leslie Wulff, spouses married to each other,** ("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. 214 on the Plan of Section Three, Caldwell Country Estates of record in Plat Book 2663, Page 130, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 214 fronts 136 feet on the Northerly side of Briarwood Drive, and extends back 271.2 feet on the East line and 280.6 feet on the West line, to a dead line in the rear, which is a broken line, on which it measures 179.65 feet.

Being the same property conveyed to Jonathan Smith by Warranty deed from Adrienne Alisa Boone and Allison Anita Boone, Co-Personal Representatives of the Estate of William A. Boone, Jr., deceased of record in Instrument No. 20190517-0046463 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2019.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 130, as amended in Book 4367, Page 587, Register's Office for Davidson County, Tennessee.

This is improved property located at 5044 Briarwood Drive 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 4th day of October, 2019.

Jonathan Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Smith, 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 4th day of October, 2019.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020