THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922918** Karen Johnson Davidson County Batch# 306426 DEEDWARR 10/25/2019 12:35:34 PM 2 pgs Fees: $13.00 Taxes: $3,145.00 20191025-0109698	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00 Affiant Subscribed and sworn to before me, this22nd day of October, 2019. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel William Wolf and Christina Diane Wolf 1830 Cromwell Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158 07 0 022.00

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, **David Boyer, Trustee of The 1830 Cromwell Drive Trust, dated February 13, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel William Wolf and Christina Diane Wolf, 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:

Lot 18, Forrest Trails, as shown on plat of record in Plat Book 3700, Page 24-25, 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 David Boyer, Trustee of The 1830 Cromwell Drive Trust, by Warranty Deed from Paul V. Frankenberg, IV and wife, Elizabeth Frankenberg, of record in Instrument No. 20170228-0019937, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017 and recorded on February 28, 2017.

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 Forrest Trails, as recorded in Plat Book 3700, Page(s) 24-25.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3929, Page 248.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8339, Page 290.

This is improved property located at 1830 Cromwell Drive Nashville TN 37215

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 22nd day of October, 2019.

The 1830 Cromwell Drive Trust, dated February 13, 2017

By: Dal Boyer, Trustee
David Boyer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Boyer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The 1830 Cromwell Drive Trust, dated February 13, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of October, 2019.

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Notary Public