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

CRT File No. 191023389

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

Karen Johnson Davidson County
Batch# 311172 **DEEDWARR**
11/05/2019 10:08:26 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20191105-0114105

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $277,000.00.

Affiant

Subscribed and sworn to before me, this28th day of October, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Judy Ivey 7364 Indian Creek Nashville, TN 37209	New Owner	Tax Parcel ID No. 168-00-0-073.00

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, **Edward Underwood, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judy Ivey, married**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described more particularly according to survey made June 27, 1983, by Gregory Underwood, Surveyor and recorded in Book 5792, page 120, Register's Office for Davidson County, Tennessee, as follows:

Beginning at an iron pin in the southerly margin of Highway No. 100; thence S 14 degrees 42' East 1542.61 feet to an iron pin; thence N 85 deg. 51' West 449.69 feet to an iron pin; thence N 82 degrees 12' East 198.24 feet to an iron pin; thence N 10 degrees West 1100.00 feet to an iron pin in the southerly margin of said Highway No. 100; thence N 84 degrees 00' East 116.30 feet to the beginning, containing 7.74 acres, more or less.

Being the same property conveyed to EDWARD UNDERWOOD, by deed from CASS KENNEDY, of record in Instrument No. 20150817-0082575, dated August 11, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 168-00-0-073.00.

Utility Easement of record in Book 9740, page 995, said Register's Office.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 9045 Highway 100 Nashville TN 37221

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 28th day of October, 2019.

Edward Underwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Underwood, 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 28th day of October, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021