THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023020** Karen Johnson Davidson County Batch# 319032 DEEDWARR 11/25/2019 01:23:31 PM 2 pgs Fees: $13.00 Taxes: $1,905.50 20191125-0121603	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2019. Notary Public My Commission Expires: MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Michael Reilly 3509 Pleasant Valley Road Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 10 0 186.00

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, **Joseph P. Nebel, II and Anna Kathleen Nebel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Reilly, a single man**, ("Grantees"), its 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 56, A PART OF THE JAMES E. CALDWELL ESTATE, LONGVIEW MANOR, SECTIONS ONE & TWO, as shown on plat of record in Plat Book 1424, Page 127, 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 Joseph P. Nebel, II and Anna Kathleen Nebel, Husband and Wife, by Quitclaim Deed from Joseph P. Nebel, Unmarried, of record in Instrument No. 20130718-0074651, in the Register's Office of Davidson County, Tennessee, dated July 12, 2013, and recorded on July 18, 2013.

Being the same property conveyed to Joseph P. Nebel, Unmarried, by Warranty Deed from Robert A. Knop, Jr. and wife, Alyson L. Knop, of record in Instrument No. 20100831-0069054, in the Register's Office of Davidson County, Tennessee, dated August 26, 2010, and recorded on August 31, 2010.

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 2020 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 LONGVIEW MANOR, SECTIONS ONE & TWO, as recorded in Plat Book 1424, Page(s) 127.

Covenants, Conditions and Restrictions as set forth in Restrictions in Deed recorded in Book 1760, Page 25.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1781, Page 520.

Easement for Waterline, recorded in Book 1883, Page 521.

This is improved property located at 3509 Pleasant Valley Road Nashville TN 37204

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 20th day of November, 2019.

Joseph P. Nebel, II

Anna Kathleen Nebel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph P. Nebel, II and Anna Kathleen Nebel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022