THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023457** Karen Johnson Davidson County Batch# 319084 **DEEDWARR** 11/25/2019 02:23:36 PM 2 pgs Fees: $13.00 Taxes: $3,977.50 20191125-0121677	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2019. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2021

WARRANTY DEED

Address New Owner: Kylie Marie Cormier and Jonathan Harvey Soslow 403 Wilsonia Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 13 0 042.00

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, **John W. Macey, Jr. and Cheryl W. Macey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Harvey Soslow and Kylie Marie Cormier, 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 7, Hillwood Estates, Section Two, as shown on plat of record in Plat Book 1835, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 7 fronts 235.0 feet on the Southwesterly margin of Wilsonia Avenue and extends back 287.0 feet on the Northwesterly line and 180.3 feet on the Southeasterly line to a dead line in the rear, measuring 235.1 feet thereon, to which Plat reference is made for a complete description.

Being the same property conveyed to John W. Macey, Jr. and spouse, Cheryl W. Macey, by Warranty Deed from John Miley Kurtz and spouse, Patricia A. Kurtz, of record in Book 8962, Page 899, in the Register's Office of Davidson County, Tennessee, dated May 27, 1993 and recorded on May 28, 1993.

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 Hillwood Estates, Section Two, as recorded in Plat Book 1835, Page(s) 80.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2043, Page 105.

Easement for Utility, recorded in Book 3222, Page 60.

This is improved property located at 403 Wilsonia Avenue Nashville TN 37205

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 November, 2019.

John W. Macey, Jr. Cheryl W. Macey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Macey, Jr. and Cheryl W. Macey, 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 22nd day of November, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021