THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023458**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $267,000.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2019. Notary Public My Commission Expires:

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

Karen Johnson Davidson County
Batch# 320170 DEEDWARR
11/26/2019 10:48:30 AM 2 pgs
Fees: $13.00 Taxes: $987.90
20191126-0122220

WARRANTY DEED

Address New Owner: Brian Thompson 2216 Pinewood Road Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 08 0 113.00

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, **Mason Hunter, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Thompson, a single man and Brooke Dainty, a single woman, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 46 and the South 40.7 feet front and 49.5 rear to Lot No. 47 on the Map of Dalewood Section I, as of record in Book 1424, Page 108, Register's Office for said county, said lot and part of said lot adjoin and front together 134.4 feet on the Westerly side of Pinewood Road and runs back between lines, 149.6 feet, more or less, on the Northerly line and part of Lot No. 47 and 153.7 feet on the Southerly line of Lot No. 46 to a deed line in the rear, on which they measure 151.5 feet.

Being the same property conveyed to Mason Hunter, A Married Person, by Special Warranty Deed from U.S. Bank National Association as Trustee, of record in Instrument No. 20081020-0104949, in the Register's Office of Davidson County, Tennessee, dated October 01, 2008 and recorded on October 20, 2008.

Said Property was never the primary martial residence of grantor.

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 Dalewood Section I, as recorded in Plat Book 1424, Page(s) 108.

This is improved property located at 2216 Pinewood Road Nashville TN 37216

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 25th day of November, 2019.

Mason Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mason Hunter, 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 25th day of November, 2019.

Notary Public

My Commission Expires: _____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)