THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023070** Karen Johnson Davidson County Batch# 323030 DEEDWARR 12/02/2019 12:24:20 PM 2 pgs Fees: $13.00 Taxes: $3,947.90 20191202-0123585	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,067,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2021

WARRANTY DEED

Address New Owner: John Witherspoon Macey Jr. and Cheryl Walton Macey 3712 Wimbledon Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0 180.00

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, **Camie M. Rodan and Michael S. Rodan, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Witherspoon Macey Jr. and Cheryl Walton Macey, 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:

Land in Davidson County, Tennessee, being Lot 2, FINAL PLAT, THE UNRECORDED PLAT OF LOT 32-35, BLOCK "A", WOODMONT ACRES, as shown on plat of record in Instrument No. 20140527-0045180, 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 Camie M. Rodan and Michael S. Rodan, wife and husband, by Warranty Deed from Gilco-Woodwell Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150928-0098409, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015, and recorded on September 28, 2015.

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 FINAL PLAT, THE UNRECORDED PLAT OF LOT 32-35, BLOCK "A", WOODMONT ACRES, as recorded in Instrument No. 20140527-0045180 and Boundary Survey recorded at Instrument No. 20130709-0070915.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20140414-0030891.

This is improved property located at 3712 Wimbledon Road 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 November, 2019.

Camie M. Rodan

Michael S. Rodan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Camie M. Rodan and Michael S. Rodan, 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: _____

