BANKERS TITLE & ESCROW
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

CRT File No. 191123792

Karen Johnson Davidson County
Batch# 328051 DEEDWARR
12/11/2019 09:43:01 AM 2 pgs
Fees: $13.00 Taxes: $6,697.00
20191211-0127684

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,810,000.00.

Russell C Isenhour
Affiant

Subscribed and sworn to before me, this 10th day of December, 2019.

Notary Public
My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trisha DeVerna Ambrose and Colin Moore Ambrose 4403 Sunnybrook Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130-03-0-112.00

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, **Matthew W. Hill and Vicki B. Hill, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Colin M. Ambrose and Trisha D. Ambrose, husband and wife**, ("Grantees"), their 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(s) 2, as shown on the map entitled Royal Oaks Veevers Addition, of record in Plat Book 2083, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW W. HILL and wife, VICKI B. HILL, by deed from CARPENTER CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20100210-0010301, dated February 5, 2010, 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. 130-03-0-112.00.

Matters shown on the Plan of record in Plat Book 2083, page 13, said Register's Office.

Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for Plumbing Services of record in Book 8808, page 790, said Register's Office.

This is improved property located at 4403 Sunnybrook Drive 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

RETURN TO:

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 10th day of December, 2019.

Matthew W. Hill

Vicki B. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew W. Hill and Vicki B. Hill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2019.

Notary Public

My Commission Expires: _____

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