THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123508**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2019. Notary Public My Commission Expires: ___

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 333079 **DEEDWARR**
12/23/2019 09:18:28 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20191223-0131951

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diana Roybal and Adam Lammers 8007 Old Charlotte Pike Nashville TN 37209	New Owner	Tax Parcel ID No. 113-00-0-057.00

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, **Louise M. Taylor, Trustee of The Mountain View Trust u/a/d July 25, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana Roybal, unmarried, and Adam Lammers, unmarried as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Being a tract of land in Davidson County, Tennessee, being more particularly described according to a survey of S.H. Hutchison dated January 16, 1954, and described in Deed Book 2963, Page 471, Register's Office for Davidson County, Tennessee, as follows, to-wit:

Beginning at a point in the center line of Old Charlotte Pike (formerly Charlotte Pike), said point being at the northeast corner of the old "Mayo and Campbell tract" (described in Deed Book 2702, Page 166, said Register' s Office) and being the northwesterly corner of the herein described tract and being the point of beginning, thence from the point of beginning South 4 deg. West 47 poles (775.5+/- feet) to the point being the southwesterly point of the herein described tract, thence South 80 deg. East 19.5 poles (321.7 +/- feet) to a point in the center line of Buffalo Road, thence with the center line of Buffalo Road, North 13 deg. West 12 poles (198 +/-) to a point in the center line of Buffalo Road, thence North 4 deg. East 4 poles (66+/- feet) to a point in the center line of Buffalo Road, thence North 22 deg. East 4 poles (66+/- feet) to a point in the center line of Buffalo Road, thence North 38 deg. 30' East 4 poles (66+/- feet) to a point in the center line of Buffalo Road, thence North 54 deg East 4 poles (66 +/- feet) to a point in the center line of Buffalo Road, thence North 71 deg. East 18 poles (297+/- feet) to a point at the intersection of the center lines of Old Charlotte Pike and Buffalo Road, thence with the center line of Old Charlotte Pike North 88 deg. West 6 poles (99 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 83 deg. West 6 poles (99 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 50 deg. West 12.5 poles (206.25 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 28 deg. West 10 poles (165 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 55 deg. West 4.5 poles (74.25 +/- feet) to a point in the center line of Old Charlotte Pike, thence South 88 deg. West 11 poles (181.5 +/- feet) to a point in the center line of Old Charlotte Pike being the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain parcel conveyed to Mike McKeon and wife, Tressa McKeon, by deed of record in Instrument No. 20060906-0109899, dated April 6, 2006, said Register's Office.

Tract II:
Land in Davidson County, Tennessee, being in the 9th Civil District and described as follows from a survey by S. H. Hutchison, dated September 3, 1952:

Beginning at a point in the center of Buffalo Road, and C.G. Greer's south line; thence south 10Â° east with said Road 10 poles to the top of hill, at forks of road; thence with said road, the following calls: North 82Â° west 12 poles; north 63Â° 30' west 17 poles, north 68Â° west 16 poles to a point in Buffalo Road, large elm pointers; thence north 10Â° east 21/2 poles to southwest corner of C.G. Greer's south line, south 77Â° east 41 poles, more or less, to the beginning, containing 2 1/2 acres, more or less.

Being the same property conveyed to LOUISE M. TAYLOR, TRUSTEE OF THE MOUNTAIN VIEW TRUST, by deed from FRANK MCKEON AND KATHLEEN M. MCKEON, HUSBAND AND WIFE, of record in Instrument No. 20150903-0090047, dated September 3, 2015, 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. 113-00-0-57.00 and 113-00-0-058.00.

No insurance is afforded as to the acreage or square footage contained in the insured property. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property located at 8007 Old Charlotte Pike Nashville TN 37209

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 16th day of December, 2019.

Louise M. Taylor, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise M. Taylor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Mountain View Trust u/a/d July 25, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December, 2019.

Notary Public

My Commission Expires: My Commission Expires November 8, 2022

NOLA DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY