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

CRT File No. 191123821

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2019.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 334149 **DEEDWARR**
12/26/2019 08:16:11 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20191226-0132705

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marco Joseph Regoli 2841 Steamboat Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 062 02 0A 175.00

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, **Tona Hutton and husband, Douglas Cox Hutton** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Marco Joseph Regoli, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 175, Subdivision of River Trace Estates, Phase I, Sec. II, as shown on plat of record in Plat Book 6900, Pages 158-159, 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 Tona Hutton and husband, Douglas Cox Hutton, by Quit Claim Deed from Tona Hutton f/k/a Tona Johnson, of record in Instrument No. 20110809-0061421, in the Register's Office of Davidson County, Tennessee, dated July 22, 2011 and recorded on August 09, 2011.

Being the same property conveyed to Tona Johnson, by Warranty Deed from Thomas S. Harper, unmarried, of record in Instrument No. 20040805-0094032, in the Register's Office of Davidson County, Tennessee, dated August 02, 2004 and recorded on August 05, 2004.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of River Trace Estates, Phase I, Sec. II, as recorded in Plat Book 6900, Page(s) 158-159.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of Subdivision P.U.D. River Trace Estates, as recorded in Plat Book 6250, Page(s) 995.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6851, Page 370 and amended in Book 6982, Page 747.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-19-2841

Easement for Transmission Line, recorded in Book 1163, Page 341.

Easement recorded in Book 2022, Page 83 and Book 3959, Page 595.

Grant and Indemnity Agreement as set forth inBook 7030, Page 798.

This is improved property located at 2841 Steamboat Drive Nashville TN 37214

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 17th day of December, 2019.

Tona Hutton

Douglas Cox Hutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tona Hutton and Douglas Cox Hutton, 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 17th day of December, 2019.

Notary Public

My Commission Expires: _____

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