(1)

Karen Johnson Davidson County
Batch# 351756 DEEDWARR
02/03/2020 08:49:22 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00
20200203-0011943

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123731**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2020. Notary Public My Commission Expires: 03-08-21

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF GEORGETTE R. KENNEDY

WARRANTY DEED

Address New Owner: Todd Reiselman and Cortney Reiselman 112 Brook Hollow Road Nashville TN 37205	Send Tax Bills To: **Navy Federal Credit Union** **820 Follin Lane** **Vienna, VA 22180**	Tax Information: Tax Parcel ID No. 129-08-0-141.00

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, **Cliff G. Walker and Brooke B. Walker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Reiselman and Cortney Reiselman, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plan of Second Revision of Lot 5, West Meade Farms, Inc., as shown on plat of record in Plan Book 8250, Page 703, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cliff G. Walker and Brooke B. Walker, Husband and Wife by Warranty Deed from Brian Philip Egan, Unmarried and Sarena Mason, Unmarried, recorded on the 27th day of October, 2014 in Instrument No. 20141027-0098656, in the Register's Office of Davidson County, Tennessee.

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 SECOND REVISION OF LOT 5, WEST MEADE FARMS, INC., as recorded in Plat Book 8250, Page(s) 703, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1427, Page 19, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/egress, recorded in Book 7280, Page 595, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 6209, Page 380; Book 6247, Page 177 and Book 6232, Page 966, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 112 Brook Hollow Road 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 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 31st day of January, 2020.

Cliff G. Walker

Brooke B. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cliff G. Walker and Brooke B. Walker, 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 31st day of January, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022