THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191223911** Karen Johnson Davidson County Batch# 352602 DEEDWARR 02/03/2020 01:51:40 PM 2 pgs Fees: $13.00 Taxes: $3,441.00 20200203-0012292	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2020. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clay Bentley and Mary Bentley 128 Prospect Hill Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0F-128.00-CO

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, **James Francis Gallivan and Joan Fisch Gallivan, Trustees of Joan and James Gallivan Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Bentley and Mary Bentley, 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 No. on the Plan of Sugartree, Phase 3 (Revised) of record in Plat Book 5050, Page (s) 67 through 71, inclusive, as amended in Book 5169, Page 412, Book 5222, Page 468, and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Francis Gallivan and/or Joan Fisch Gallivan, Trustees of the Joan and James Gallivan Living Trust by Quitclaim deed from James Francis Gallivan and wife, Joan Fisch Gallivan of record in Instrument No. 20190717-0069862 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 17, 2019.

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.

Taxes for the year 2020, a lien not yet due and payable

Subject to all matters shown on the Plan of record in Book 5050, Pages 67 through 71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5162, Page 632 and Book 5186, Page 958, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4857, Page 157, amended in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, amended and restated in Book 11758, Page 466 and in Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Areas to HOA of record in Book 5683, Page 675, in the Register's Office for Davidson County, Tennessee.

Charter of Sugartree Homeowners Association of record in Book 5683, Page 670, in the Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 7061, Page 100, Book 4005, Page 367 and Book 3400, Page 63, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 128 Prospect Hill 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 30th day of January, 2020.

Joan and James Gallivan Living Trust

James Francis Gallivan Trustee Joan Fisch Gallivan Trustee

BY: James Francis Gallivan, Trustee BY: Joan Fisch Gallivan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Francis Gallivan and Joan Fisch Gallivan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Joan and James Gallivan Living Trust, 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 30th day of January, 2020.

Notary Public

My Commission Expires:

