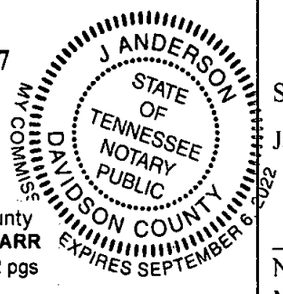
**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 200124497**




Karen Johnson Davidson County
Batch# 353513 DEEDWARR
02/05/2020 09:42:12 AM 2 pgs
Fees: $13.00 Taxes: $8,491.50



20200205-0013291

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $2,295,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2020.

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John Isham<br>4523 Wayland Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>130 15 0 064.00 |

**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, **M. Ferrell Haile** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Isham, married**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 on the Plan of Harpeth View Estates of record in Plat Book 1835, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Haile Properties, GP to M. Ferrell Haile, as recorded on the 6th day of November, 2017 in Instrument No. 20171106-0114013 and Warranty Deed from Laila M. Rumsey, an unmarried person to Haile Properties, GP, a Tennessee general partnership, as recorded on the 18th day of August, 2017 in Instrument No. 20170818-0084955, in the Register's Office of Davidson County, Tennessee.

Said property was never the primary marital residence of Grantor.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Book 1728, Page 127, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4523 Wayland Drive Nashville TN 37215

**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 24th day of January, 2020.

M. Ferrell Haile

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. Ferrell Haile, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2020.

Notary Public

My Commission Expires: _____

