THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124568** Karen Johnson Davidson County Batch# 357759 **DEEDWARR** 02/13/2020 10:13:05 AM 2 pgs Fees: $13.00 Taxes: $3,133.90 20200213-0016617	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $847,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2020. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAR 8, 2021

WARRANTY DEED

Address New Owner: Jennifer Dawn Evans 4004 Wallace Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 16 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, **Haylee Hall and Dwight Currey Hall, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Dawn Evans**, ("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. 4 on the Plan of Donna Heights of record in Plat Book 2083, Page 17, 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 Haylee Hall and Dwight Currey Hall, husband and wife, by Warranty Deed from Thomas E. Haroldson and Kirsten J. Hildebrand, husband and wife, of record in Instrument No. 20190909-0090469, in the Register's Office of Davidson County, Tennessee, dated September 05, 2019 and recorded on September 09, 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.

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 Donna Heights, as recorded in Plat Book 2083, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1049, Page 546; Book 1136, Page 50 and Book 1165, Page 411.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2098, Page 30.

Rights, if any, of the property owners abutting Sugartree Creek, or adjoining streams or water, and the rights of the upper and lower riparian owners to the unobstructed use of the waters of Sugartree Creek, and in and to the bed thereof.

Changes in the boundary of the land resulting from erosion, relict ion or accretion caused by the flow of Sugartree Creek, including any determination that some portion of the land has been included within said creek.

This is improved property located at 4004 Wallace Lane 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 31st day of January, 2020.

Haylee Hall
by _____, Attorney in Fact
Haylee Hall
By: Will Chapman, Attorney in Fact

Dwight Currey Hall
by _____, Attorney in Fact
Dwight Currey Hall
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Haylee Hall and Dwight Currey Hall and that he is authorized by Haylee Hall and Dwight Currey Hall to execute this instrument on their behalf.

WITNESS my hand, at office, this 31st day of January, 2020.

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021