Karen Johnson Davidson County
Batch# 366318 DEEDWARR
03/04/2020 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20200304-0023553

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-010087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Toni L. Hall	Synovus Bank	
(NAME)	(NAME)	
609 Maplewood Lane	1033 Demonbreun St. Ste 200	061-06-0141.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS ($599,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANCIS LAROCCA AND REBECCA CHABOT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONI L. HALL, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 143.5 feet of the Southerly part of Lot No. 3 on the Plan of Map Showing Subdivision of Part of The William Bradford Land of record in Plat Book 547, Page 91, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 143.5 feet on the Northerly margin of Maplewood Lane and extends back between parallel lines 300.9 feet to a dead line.

Included in the above description, but specifically excluded therefrom is the following described property:

Land in Davidson County, Tennessee and being the most Northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property, of record in Deed Book 4612, Page 671, in said Register's Office for said County, and being described as follows:

Beginning at an iron pin (new), the most Northeast corner of this tract, a corner to Elmer Kent (Deed Book 4039, Page 234), and being the most Northeast corner of John Billy McIntosh (Deed Book 4612, Page 671); thence with said Kent, South 06 degrees 0 minute 49 seconds West 27.92 feet to an iron pin (new); thence with a new dividing line North 49 degrees 10 minutes 01 second West 73.79 feet to a railroad spike (new) in the line of said Kent; thence with Kent, South 81 degrees 22 minutes 40 seconds East 67.12 feet to the beginning, containing 936.1 square feet, more or less, by Quitclaim Deed recorded September 7, 1994 in Book 9458, Page 579, in said Register's Office for said County.

Being the same property conveyed to Francis Larocca and Rebecca Chabot, husband and wife by Warranty deed from Matthew Osler and Blair Osler, Trustees of The Osler Revocable Living Trust, dated August 22, 2016, as tenants by the entireties of record in Instrument No. 20181105-0109297 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 609 Maplewood Lane, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th day of February, 2020

Francis Larocca

Rebecca Chabot

STATE OF New York
COUNTY OF Kings

On this the 27 day of February, 2020, before me personally appeared Francis Larocca and Rebecca Chabot, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of February, 2020.

Notary Public

My Commission Expires: 3-26-2022

Lowney Mincy
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6372899
Qualified in Bronx County
Commission Expires March 26, 2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson** .

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

