Karen Johnson Davidson County
Batch# 386494 DEEDWARR
04/16/2020 09:58:29 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200416-0039793

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325735**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2020. Notary Public My Commission Expires: 1/23/23

TISHA C. BALDWIN NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Plattsmier, Sr. and Elizabeth B. Plattsmier 347 Riverside Drive Franklin, TN 37064	Daniel Plattsmier, Sr. and Elizabeth B. Plattsmier 3308 Cobble Street Nashville, TN 37211	Tax Parcel ID No. 172 12 0B 178.00

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, **Heidi Lynn Tyson, an umarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel R. Plattsmier, Sr. and Elizabeth B. Plattsmier, 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:

Lot 288, Section Eleven, Bradford Hills, as shown on plat of record in Plat Book 7900, Page 496, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Heidi Lynn Tyson, an unmarried woman, by Warranty Deed from Benjamin T. Dearman and wife, Ashley P. Dearman, of record in Instrument No. 20171205-0124122, in the Register's Office of Davidson County, Tennessee, dated December 01, 2017 and recorded on December 05, 2017.

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 Section Eleven, Bradford Hills, as recorded in Plat Book 7900, Page(s) 496.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Bradford Hills, as recorded in Plat Book 7900, Page(s) 6.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170, Book 8885, Page 519 and Book 9055, Page 826.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7690, Page 260.

Southern Bell Agreement as set forth in instrument recorded in Book 1113, Page 606 and Book 1318, Page 441.

This is improved property located at 3308 Cobble Street Nashville TN 37211

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 14th day of April, 2020.

Heidi Lynn Tyson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of April, 2020.

Notary Public

My Commission Expires: _____

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