THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426446

Karen Johnson Davidson County
Batch# 395105 **DEEDWARR**
05/04/2020 11:04:59 AM 2 pgs
Fees: $13.00 Taxes: $1,615.05

20200504-0046245

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $436,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robin Andrews 712 Branch Creek Road Nashville TN 37209	New Owner	Tax Parcel ID No. 103 10 0 022.00

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, **Ashley Hill and Kendall Hill, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robin E. Andrews, unmarried**, ("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. 41 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, Page 107, Register's Office for said County.

Said Lot No. 41 fronts 75 feet on the Southeasterly margin in Branch Creek Road and extends back 151.3 feet on the Northeasterly line and 149.2 feet on the Southwesterly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Ashley Hill and spouse, Kendall Hill, by Warranty Deed from Kylie M. Comier, of record in Instrument No. 20130314-0025678, in the Register's Office of Davidson County, Tennessee, dated February 26, 2013 and recorded on March 14, 2013.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITOIN NO. 3, as recorded in Plat Book 1835, Page(s) 107.

Easement for Driveway purposes, recorded in Book 5196, Page 658 and Book 5258, Page 924.

This is improved property located at 712 Branch Creek Road Nashville TN 37209

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 1st day of May, 2020.

Ashley Hill

Kendall Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Hill and Kendall Hill, 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 1st day of May, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 202