THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627764** ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. _____ Affiant Subscribed and sworn to before me, this 1st day of July, 2020. Ashley Schad Notary Public My Commission Expires: __

Karen Johnson Davidson County
Batch# 439162 **DEEDWARR**
07/16/2020 01:42:08 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200716-0078161

WARRANTY DEED

Address New Owner: Michael Brown 644 Tobylynn Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 06 0 176.00

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, **Shelby Printz, unmarried and Julia Printz and Ronald Printz, wife and husband, as tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Brown**, ("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. 225 on the Plan of Section Two, Huntington Park, as of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee, in which said plan reference is hereby made for a more complete and accurate legal description thereof.

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Section Two, Huntington Park, as of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee, in which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shelby Printz, unmarried, Julia Printz and husband Ronald Printz, all as tenants in common with rights of survivorship by Warranty Deed from Tonjia L. M. Smith, Executrix of The Estate of Eddie C. Deal, Quiney Maurice Deal, Damietre T. Deal, and Domanique T. Deal , of record in Instrument No. 20190124-0007043, in the Register's Office of Davidson County, Tennessee, dated January 23, 2019 and recorded January 24, 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 Section Two, Huntington Park, as recorded in Plat Book 4175, Page(s) 108.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4393, Page 383.

This is improved property located at 644 Tobylynn Drive 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 1st day of July, 2020.

Shelby Printz
Shelby Printz

Julia Printz, by Shelby Printz, Attorney in Fact
Julia Printz
By: Shelby Printz, Attorney in Fact

Ronald Printz, by Shelby Printz Attorney in Fact
Ronald Printz
By: Shelby Printz, 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, Shelby Printz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Julia Printz and Ronald Printz and that she is authorized by Julia Printz and Ronald Printz to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of July, 2020.

Ryan Dieck
Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024