Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200627846

Karen Johnson Davidson County
Batch# 449511 **DEEDWARR**
08/04/2020 12:21:07 PM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20200804-0086109

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $386,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2020.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harrison Hall 467 Radnor Street Nashville TN 37211	New Owner	Tax Parcel ID No. 119-13-0-229.00

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, **Jolie C. Bond, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harrison Hall, an unmarried man** ("Grantee"), his 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. 118 on the Plan of Map of College Heights of record in Plat Book 332, Page 19, 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 Jolie C. Bond, a married woman by Quitclaim deed from Jolie C. Rozendaal (n/k/a Jolie C. Bond) of record in Instrument No. 20130701-0067490 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on July 01, 2013.

Mark Alan Bond joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Jolie C Bond.

The execution of this instrument is effected by the signature of Will Chapman as Attorney-in-fact for Jolie C Bond, which Power of Attorney is recorded in Instrument No. 20200804-0086107, and also by the signature of Will Chapman as Attorney-in-fact for Mark Alan Bond, which Power of Attorney is recorded in Instrument No. 20200804-0086108, both is said Register's office.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4260, Page 314, in the Register's Office for Davidson County, Tennessee.

Joint Drive Way Agreement of record in Book 8768, Page 39, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 467 Radnor 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 3rd day of August, 2020.

Jolie C. Bond by Will Chapman Attorney in Fact
Jolie C. Bond by Will Chapman
as Attorney-in-fact

Mark Alan Bond by Will Chapman Attorney in Fact
Mark Alan Bond by Will Chapman
as 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 Jolie C. Bond and Mark Alan Bond and that he is authorized by Jolie C Bond and Mark Alan Bond to execute this instrument on their behalf.

WITNESS my hand, at office, this 3rd day of August, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022