WARRANTY DEED

Karen Johnson Davidson County
Batch# 460173 **DEEDWARR**
08/19/2020 11:48:29 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20200819-0093412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miller S. Vance and Lindsey M. Vance	Same as Owner	117 09 0A 013.00
(NAME) 13 Foxhall Close	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas H. Pinkley, Jr. and Joan M. Pinkley, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Miller S. Vance and Lindsey M. Vance, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Foxhall Close, of record in Plat Book 4860, Page 46, amended in Book 5005, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Together with an easement for ingress and egress, of record in Book 6877, Page 192, Register's office for Davidson County, Tennessee.

Being the same property conveyed Thomas H. Pinkley, Jr. and wife, Joan M. Pinkley, by Warranty Deed from Christiana Alexander-Ahuja and husband, Randhir Ahuja of record in Instrument No. 20140501-0036834, in the Register's Office of Davidson County, Tennessee, dated April 30, 2014 and recorded on May 01, 2014.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements

of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law

This is improved property located at 13 Foxhall Close, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed effective as of the 13 day of August, 2020.

GRANTORS:

Thomas H. Pinkley, Jr.

Joan M. Pinkley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Thomas H. Pinkley, Jr. and Joan M. Pinkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12 day of August, 2020.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022