THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728961** Karen Johnson Davidson County Batch# 470819 DEEDWARR 09/04/2020 10:50:35 AM 2 pgs Fees: $13.00 Taxes: $1,998.00 20200904-0101287	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Zachary Cole and Carolyn Devon Malick 519B Patterson Street Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 01 0 365.00

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, **Robert D. McCloud and Tayler McCloud, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Cole and Carolyn Devon Malick, 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:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the Map entitled Final Plat, 519 Patterson Street, Re-subdivision of a portion of Lots 69, 70 & 71 on the Map of Patterson Sub of Maple Hill, of record in Instrument No. 20170210-0014151, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert D. McCloud and Tayler McCloud, husband and wife, by Warranty Deed from Eugene Collins, Married, of record in Instrument No. 20170919-0095536, in the Register's Office of Davidson County, Tennessee, dated September 15, 2017 and recorded on September 19, 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 Final Plat, 519 Patterson Street, Re-subdivision of a portion of Lots 69, 70 & 71 on the Map of Patterson Sub of Maple Hill, as recorded in Plat Book 20170210-0014151.

This is improved property located at 519B Patterson 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 September, 2020.

Robert D. McCloud

Tayler McCloud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert D. McCloud and Tayler McCloud, 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 3rd day of September, 2020.

Notary Public
My Commission Expires: 01/17/21

