THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829895**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,265,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2020. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 489420 DEEDWARR
10/05/2020 11:54:06 AM 2 pgs
Fees: $13.00 Taxes: $4,680.50

20201005-0114894

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul A. Landin and Samantha Gibb 4036 Sneed Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116 16 0 111.00

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, **Joseph Lee Pinhal, II. and Ann Marie Pinhal, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul A. Landin and Samantha Gibb,** 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 No. 32 on the Map of Part 1 - Wallace Subdivision, as of record in Book 1424, Page 16, Register's Office for said County, reference to which is hereby made for a more complete description.

Said Lot No. 32 fronts 100 feet on the Easterly side of Sneed Avenue and runs back 209.8 feet on the Northerly line and 200.2 feet on the Southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Joseph Lee Pinhal, II and Ann Marie Pinhal, husband and wife, by Warranty Deed from Curtis Bishop and wife, Diane Bishop, of record in Instrument No. 20200109-0003253, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on January 09, 2020.

Being the same property conveyed to Curtis Bishop and wife, Diane Bishop, by Warranty Deed from Charles Rogan Allen, unmarried, of record in Instrument No. 20051118-0139913, in the Register's Office of Davidson County, Tennessee, dated November 15, 2005 and recorded on November 18, 2005.

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 PART 1 - WALLACE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 16.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3899, Page 403.

This is improved property located at 4036 Sneed Road Nashville TN 37215

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 whatscever.

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 23rd day of September, 2020.

Joseph Lee Pinhal, II.

Ann Marie Pinhal
By: Joseph Lee Pinhal, Attorney in Fact attorney or 1st

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Lee Pinhal, 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 Ann Marie Pinhal and that he is authorized by Ann Marie Pinhal to execute this instrument on her behalf.

WITNESS my hand, at office, this 23rd day of September, 2020.

Notary Public

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