THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 489558 DEEDWARR 10/05/2020 02:21:39 PM 3 pgs Fees: $18.00 Taxes: $1,387.13 20201005-0115109	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $374,900.00 Stacey Palmer Affiant Subscribed and sworn to before me, this 1st day of October, 2020. Briana Gage Notary Public My Commission Expires: BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner: Mark A. Harvey and Emilie S. Harvey 405 Amber Court Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 156-01-0A-006.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN MARIE TOTARO, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARK A. HARVEY AND EMILIE S. HARVEY, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

***See* Exhibit A**

This is improved property commonly known as: **405 Amber Court, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TITLE #: A-VRE-20-405

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2020.

Carolyn Marie Totaro

CAROLYN MARIE TOTARO

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN MARIE TOTARO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of October, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Amber Hills Subdivision, Revised, of record in Revised in Plat Book 7900, page 377, 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 JOEL A. TREYBIG AND SPOUSE, CAROLYN M. TREYBIG, by deed from JOE FONG, UNMARRIED AND JOIE FONG, UNMARRIED, of record in Instrument No. 20070801-0091404, dated July 30, 2007, said Register's Office.

Further being the same property conveyed to JOEL ANDREW TREYBIG AND CAROLYN MARIE TREYBIG, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TREYBIG REVOCABLE TRUST DATED OCTOBER 25, 2007, by quitclaim deed from JOEL A. TREYBIG, BEING ONE IN THE SAME AS JOEL ANDREW TREYBIG AND CAROLYN M. TREYBIG, BEING ONE IN THE SAME AS CAROLYN MARIE TREYBIG, HUSBAND AND WIFE, of record in Instrument No. 20071210-0142185, dated December 1, 2007, said Register's Office.

Further being the same property conveyed to CAROLYN MARIE TOTARO, by quitclaim deed from JOEL ANDREW TREYBIG AND CAROLYN MARIE TOTARO (FORMERLY CAROLYN MARIE TREYBIG) of record in Instrument No. 20191213-0128866, dated December 7, 2019, said Register's Office.

Further being the same property conveyed to CAROLYN MARIE TOTARO, by quitclaim deed from JOEL ANDREW TREYBIG AND CAROLYN MARIE TREYBIG, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TREYBIG REVOCABLE TRUST DATED OCTOBER 25, 2007, AND JOEL ANDREW TREYBIG AND CAROLYN MARIE TREYBIG NOW KNOWN AS CAROLYN MARIE TOTARO, of record in Instrument No. 20200123-0008536, dated January 13, 2020, said Register's Office.