BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201030941

Karen Johnson Davidson County
Batch# 517275 **DEEDWARR**
11/17/2020 08:39:24 AM 2 pgs
Fees: $13.00 Taxes: $839.90

20201117-0135268

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $227,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2020.

Notary Public
My Commission Expires:

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE STAMP COUNTY, TENN. EXPIRES AUG 30, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hannah Rhoades 201 Flora Maxwell Rd Nashville TN 37211	New Owner	Tax Parcel ID No. 147 08 0 176.00

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, **Catherine Coffman, an unmarried woman, and Katherine Ebersold, an unmarried woman, as joint tenants with right of survivorship,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Hannah Rhoades, an unmarried woman**, ("Grantees"), her 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. 1 on the Plan of Section 4, Beverly Heights of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1, which is a corner lot fronts 56.50 feet on the Southerly margin of Hopedale Drive and fronts 58.34 feet on the Westerly margin of Flora Maxwell Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 83.34 feet on the Westerly line and 82.41 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Catherine Coffman, an Unmarried Woman and Katherine S. Ebersold, an Unmarried Woman, as Joint Tenants with Right of Survivorship, by Warranty Deed from Joshua Todd Kilby and Betsy Alyssa Kilby, Husband and Wife, of record in Instrument No. 20190415-0034425, in the Register's Office of Davidson County, Tennessee, dated April 11, 2019 and recorded on April 15, 2019.

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 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 4, Beverly Heights, as recorded in Plat Book 5200, Page(s) 263.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5626, Page 220.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This is improved property located at 201 Flora Maxwell Rd 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 13th day of November, 2020.

Catherine Coffman

Katherine Ebersold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Coffman and Katherine Ebersold, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2020.

Notary Public

My Commission Expires: _____

