THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201131666** Karen Johnson Davidson County Batch# 538614 **DEEDWARR** 12/21/2020 09:17:41 AM 2 pgs Fees: $13.00 Taxes: $2,867.50 20201221-0150782	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Nathan A Powell Affiant Subscribed and sworn to before me, this 16th day of December, 2020. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: David N Hill and Roxanne Chapelle Hill 5516 Cherrywood Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-12-0-019.00

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, **Jennifer Hagale Drinnon f/k/a Jennifer C. Hagale and Randall E. Drinnon, II, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David N. Hill and Roxanne Chapelle Hill, husband and wife,** ("Grantees"), their 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. 66 on the Plan of Tha Plan of Oak Hill Estates, Section III of record in Plat Book 4860, Page (s) 3, 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer C. Hagale, an unmarried woman, and Randall E. Drinnon, II, an unmarried man by Warranty deed from Keith Bissell and wife, Patricia A. Bissell of record in Instrument No. 20110325-0023090 Register's Office for Davidson County, Tennessee, dated March 23, 2011 and recorded on March 25, 2011.

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, a lien not yet due and payable, and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 3, 4 and 5, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5010, Page 245, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

TVA Power Line Easement of record in Book 1165, Page 565, Book 1174, Page 314, Book 1196, Page 304, Book 1196, Page 306, Book 1207, Page 48, and Book 1207, Page 50, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5516 Cherrywood Drive Brentwood TN 37027.

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 16th day of December, 2020.

Jennifer Hagale Drinnon

Randall E. Drinnon, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Hagale Drinnon and Randall E. Drinnon, II, 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 16th day of December, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY