THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131794** Karen Johnson Davidson County Batch# 541961 DEEDWARR 12/23/2020 12:35:49 PM 2 pgs Fees: $13.00 Taxes: $684.50 20201223-0153002	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jill Schrock and Todd Schrock 2510 Ennis Road Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 07 0 062.00

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, **William Fred Piper, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jill Schrock and Todd Schrock, 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:

Being Lot No. 89 on the Plan of Section Two, Laurel Acres, as of record in Book 2133, Page 122 of the Register's Office for said County.

Said lot fronts 100 feet on the Northerly side of Ennis Road and runs back 223.4 feet on the Westerly line and 271.6 feet on the Easterly line to a dead line in the rear on which it measures 88.3 feet.

Being the same property conveyed to William Fred Piper Jr., by Quitclaim Deed from Estate of William Fred Piper, Sr., of record in Instrument No. 20011030-0118248, in the Register's Office of Davidson County, Tennessee, dated October 30, 2001 and recorded on October 30, 2001. Said William Fred Piper Sr., is now deceased and the interest in said property is delivered to William Fred Piper Jr., as set out in Letters of Administration of record in Instrument No. 20011030-0118247.

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 2021 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 SECTION TWO, LAUREL ACRES, as recorded in Plat Book 2133, Page(s) 122.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2298, Page 5.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4365, Page 334.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

This is improved property located at 2510 Ennis Road Nashville TN 37210

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 21st day of December, 2020.

William Fred Piper, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Fred Piper, Jr., 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 21st day of December, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON