20-CD-4...

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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

CRT File No. 201232035

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $362,900.00.

Katie Ellese
Affiant

Subscribed and sworn to before me, this 7th day of January, 2021.

Leslie M Collum
Notary Public

My Commission Expires: _

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 552013 DEEDWARR
01/11/2021 03:22:41 PM 2 pgs
Fees: $13.00 Taxes: $1,342.73

20210111-0004829

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Carmody and Briana Carmody 209 Sugarberry Court Nashville TN 37211	New Owner	Tax Parcel ID No. 181-01-0A-053.00 CO

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, **Wesley Hall and Alyssa Hall, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gregory Carmody and Briana Carmody, 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:

Land in Davidson County, Tennessee, being Lot(s) 156, as shown on the map entitled Sugar Valley Section One, of record in Plat Book 9700, pages 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. * Book 9700, pg 374 as amended in

Being the same property conveyed to WESLEY HALL and ALYSSA HALL, HUSBAND AND WIFE, by deed from REGINALD R. COLE and RACHELLE R. COLE, HUSBAND AND WIFE, of record in Instrument No. 20160805-0081520 , dated August 1, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 181-01-0A-053.00 CO.

Matters shown on the PUD Boundary Plan of record in Plat Book 9700, page 374, said Register's Office.

Matters shown on the Plan of record in Plat Book 9700, page 709-711, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14, said Register's Office.

This is improved property located at 209 Sugarberry Court 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 7th day of January, 2021.

Wesley Hall

Alyssa Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley Hall and Alyssa Hall, 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 7th day of January, 2021.

Notary Public

My Commission Expires: _____