Karen Johnson Davidson County
Batch# 675370 DEEDWARR
07/13/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20210713-0093552

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210635667**<br><br>TRACI NEWBY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $447,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 9th day of July, 2021.<br><br>Notary Public<br>My Commission Expires: 5/22/2023 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>William R. Muncy<br>Annalee O'Brien Graham<br>1505 Jones Avenue<br>Nashville TN 37207 | Send Tax Bills To:<br>Acopia, LLC<br>306 Northcreek Blvd, Ste 100<br>Goodlettsville, TN 37072 | Tax Information:<br>Tax Parcel ID No.<br>071-12-0-234.00 |

**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, **Colton J. Hile, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William R. Muncy, an unmarried man, and Annalee O'Brien Graham, an unmarried woman** ("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) 160, as shown on the map entitled Victory Heights, of record in Plat Book 1130, page 97, 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 COLTON J. HILE and ANNA R. HILE, HUSBAND AND WIFE, by deed from BLACKHORSE PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY, of record in Instrument No. 20180801-0075112 , dated July 31, 2018 , said Register's Office.

Being further conveyed to COLTON J. HILE by quitclaim deed from COLTON J. HILE and ANNA R. HILE , of record in Instrument No. 20201006-0115734, dated October 6, 2020, 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 2021 and subsequent years for Map-Par. 071-12-0-234.00.

Matters shown on the Plan of record in Plat Book 1130, page 97, said Register's Office.

This is improved property located at 1505 Jones Avenue Nashville TN 37207

**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 9th day of July, 2021.

Colton J. Hile

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colton J. Hile, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

**Tennessee Certification of Electronic Document**

I, Traci Newby, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/09/2021.

Traci Newby

Affiant Signature

07/09/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

