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

CRT File No. 220440385

Karen Johnson Davidson County
Batch# 858502 DEEDWARR
05/19/2022 10:10:53 AM 2 pgs
Fees: $13.00 Taxes: $14,426.30

20220519-0057966

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,899,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/29/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Coulter McElroy and William Winfred Moore, III. 4310 Sunnybrook Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 037.00

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, **Richardson M. Roberts** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Coulter McElroy and William Winfred Moore, III., wife and husband**, ("Grantees"), its 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. 18, Block 9, as shown on the Plan of A Resubdivision Of A Part Of Royal Oaks Subdivision, of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Richardson M. Roberts, by Warranty Deed from Griswold Properties, a Tennessee General Partnership, of record in Instrument No. 20150609-0054153, in the Register's Office of Davidson County, Tennessee, dated June 05, 2015 and recorded on June 09, 2015.

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.

Count of Davidson taxes for the year 2022 and thereafter, for tax parcel identification number 130 03 0 037.00, not yet due and payable.

City of Belle Meade taxes for the year 2022 and thereafter, for tax parcel identification number 130 03 0 037.00, 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 A Resubdivision Of A Part Of Royal Oaks Subdivision, as recorded in Plat Book 547, Page(s) 167 .

Easement for Sanitary Sewer, recorded in Book 5818, Page 875.

This is improved property located at 4310 Sunnybrook Drive Nashville TN 37205

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 18th day of May, 2022.

Richardson M. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richardson M. Roberts, 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 18th day of May, 2022.

Notary Public
My Commission Expires: _____

