Karen Johnson Davidson County
Batch# 873903 DEEDWARR
06/17/2022 03:43:44 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20220617-0069971

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

CRT File No. 220641361

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $540,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dina Barton 1709 Haleys Hope Court Nashville TN 37209	New Owner	Tax Parcel ID No. 114-07-0B-151.00 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, **Alan M. Mila and Christina E. Mila, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dina Barton,** ("Grantee"), her 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) 33, as shown on the map entitled Section Six Addition to Westchase, of record in Instrument No. 20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALAN M. MILA and wife, CHRISTINA E. MILA, by deed from SIRVA RELOCATION PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110301-0016504 , dated January 28, 2011 , 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 2022 and subsequent years for Map-Par. 114-07-0B-151.00 CO.

Matters shown on the Plan of record in Instrument No. 20050617-0069470, said Register's Office.

Matters shown on the PUD Boundary Plan of record in Book 9700, page 521, said Register's Office.

Utility Easement of record in Book 8626, page 852, in Book 8626, page 868, in Instrument No. 20021104-0134795 and Instrument No. 20050509-0052105, said Register's Office.

Sanitary Sewer Easement of record in Book 5222, page 720 and Book 5258, page 261, said Register's Office.

Agreement for Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574, 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 Instrument No. 20021126-0146387 and in Instrument No. 20050602-0062617, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-MM-22-1709

Storm Water Detention Agreement of record in Instrument No. 20041020-0126238, said Register's Office.

This is improved property located at 1709 Haleys Hope Court Nashville TN 37209

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 15th day of June, 2022.

Alan M. Mila

Christina E. Mila

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan M. Mila and Christina E. Mila, 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 15th day of June, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022