THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741950** Karen Johnson Davidson County Batch# 901594 **DEEDWARR** 08/10/2022 02:28:22 PM 2 pgs Fees: $13.00 Taxes: $2,664.00 20220810-0091030	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2022. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Margaret Taylor and Matthew Taylor 7812 River Fork Drive Nashville TN 37221	Send Tax Bills To: Regions Bank dba Regions Mortgage Dept 250 PO Box 2153 Birmingham, AL 35287-2520	Tax Information: Tax Parcel ID No. 141 15 0D 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, **Bradley Rounsborg Hall and Ashley M. Hall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Taylor and Matthew Taylor, 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. 234 on the Plan of Phase III-A, "Sheffield" on the Harpeth, of record in Plat Book 7900, Page 332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley Rounsborg Hall and Ashley M. Hall, husband and wife, by Warranty Deed from Andrew M. Dillier and Robin L. Dillier, husband and wife, of record in Instrument No. 20210611-0079217, in the Register's Office of Davidson County, Tennessee, dated May 26, 2021, and recorded on June 11, 2021.

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.

Taxes for the year 2022 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 Phase III-A, "Sheffield" on the Harpeth, as recorded in Plat Book 7900, Page(s) 332.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6925, Page 900; Book 7145, Page 954, Book 7145, Page 964, as amended in Book 8146, Page 463, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806.

Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowners' Association, Inc. recorded in Book 8276, Page 238.

Sheffield on the Harpeth Homeowners' Association, Inc. Rules and Regulations recorded in Instrument No. 20210708-0092059.

Charter of Sheffield on the Harpeth Homeowner's Association in Book 6939, Page 983.

This is improved property located at 7812 River Fork Drive Nashville TN 37221

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 August, 2022.

Bradley Rounsborg Hall

Ashley M. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley Rounsborg Hall and Ashley M. 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 9th day of August, 2022.

Notary Public

My Commission Expires: _____

