Karen Johnson Davidson County
Batch# 936173 DEEDWARR
11/01/2022 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $4,073.70
20221101-0117726

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042709**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,101,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Phillip Hunter Hawley and Heather Elizabeth Gilbert Hawley 3815 Estes Road Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Capstar 2002 Richard Jones Rd STE 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 116 12 0 094.00

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, **James L. Dickson and wife, Faye S. Dickson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Elizabeth Gilbert Hawley and Phillip Hunter Hawley, wife and husband,** ("Grantees"), their 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. 16, a triangular part of Lot No. 17 and a small triangular part of Lot No. 18 of Block "D" on the map on Woodmont Lane Homesites, as of record in Plat Book 1130, Page 13, Register's Office for said County, described together as follows:

Beginning on the Westerly margin of Estes Avenue, at the common corner of Lot Nos. 15 and 16; running thence Westwardly, between the line of Lot Nos. 15 and 16, 155.4 feet to the common corner of Lot Nos. 15 and 16 and 25 and 26; thence with the line between Lot Nos. 16 and 25, Southwardly 50 feet; thence Southwestwardly between the lines of Lot Nos. 17, 18, and 25, 45 feet to a point in the Westerly line of Lot No. 18 and the Easterly line of Lot No. 25; thence Eastwardly crossing the line of Lot No. 17, 192 feet, more or less, to the Westerly margin of Estes Avenue; thence with the Westerly margin of said Avenue, Northwardly 130 feet to the point of beginning.

Being the same property conveyed to James L. Dickson and wife, Faye S. Dickson, by Warranty Deed from Stephen E. Cox and wife, Christina E. Cox, of record in Book 6929, Page 710, in the Register's Office of Davidson County, Tennessee, dated July 24, 1986 recorded on July 28, 1986.

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 2023 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 Woodmont Lane Homesites, as recorded in Plat Book 1130, Page(s) 13.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1153, Page 230.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4102, Page 341.

This is improved property located at 3815 Estes Road Nashville TN 37215

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 31st day of October, 2022.

James L. Dickson

Faye S. Dickson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. Dickson and Faye S. Dickson, 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 31st day of October, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/31/22

GEORGE E. MUDTER, JR.
Dated 10/31/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/31/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

