THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this27th day of November, 2017.

Notary Public
My Commission Expires: 01/06/2020

Bill Garrett Davidson County
Batch# 30616 DEEDWARR
11/28/2017 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20171128-0121277

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Stevens and Nancy Stevens 621 ELYSIAN FIELDS ROAD Nashville TN 37211-3639	New Owner	Tax Parcel ID No. 132-16-087.00

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, **Christopher K. Lindsay and Mitsi H. Lindsay, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Stevens and Nancy Stevens, husband and wife** ("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. 653 on the Plan of Section Seven, Caldwell Hall (erroneously referenced in prior deed as Chadwell Hall) of record in Plat Book 3300, Page 19, 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 by Quit Claim Deed from Christopher K. Lindsay, married to Christopher K. Lindsay and Mitsi H. Lindsay, husband and wife, as recorded on the 8th day of October, 2012 in Instrument No. 20121008-0091704 and Warranty Deed from David K. Sprouse and wife, Jocelyn J. Sprouse to Christopher K. Lindsay, unmarried, as recorded on the 23rd day of March, 2006 in Instrument No. 20060323-0033361, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 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 SECTION SEVEN, Caldwell Hall (erroneously referenced in prior deed as Chadwell Hall) , as recorded in Plat Book 3300, Page(s) 19.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3279, Page 458 and Book 7571, Page 581.

This is improved property located at 621 ELYSIAN FIELDS ROAD Nashville TN 37211-3639

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 27th day of November, 2017.

Christopher K. Lindsay

Mitsi H. Lindsay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher K. Lindsay and Mitsi H. Lindsay, 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 27th day of November, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Hillary A. Pate, a notary public for this county and state, Bonny Curry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020