THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215016** Bill Garrett Davidson County Batch# 75765 **DEEDWARR** 04/03/2018 09:49:24 AM 2 pgs Fees: $13.00 Taxes: $3,052.50 20180403-0030864	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2018. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner: Matthew S. Chinn and Katherine S. Chinn 4710 Idaho Avenue Nashville TN 37209-3504	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-03-0-162

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, **Eric Handsman and Persis Elavia, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew S. Chinn and Katherine S. Chinn, 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. 611 of Block 29 on the Plan of Charlotte Park Company's First Addition of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 611 of Block 29 fronts 60 feet on the Northerly margin of Idaho Avenue (formerly 5th Avenue) and extends back between parallel lines with the Easterly margin of 48th Avenue North (formerly 7th Street) 150 feet to an alley.

Being the same property conveyed to Eric Handsman and Persis Elavia, husband and wife by Warranty Deed from Nora S. Kayton Bryant, married, recorded on the 15th day of October, 2015 in Instrument No. 20151015-0104954, 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 2018 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 CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 57, Page(s) 103.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20090818-0077527.

This is improved property located at 4710 Idaho Avenue Nashville TN 37209-3504

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 23rd day of March, 2018.

Eric Handsman

Persis Elavia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Handsman and Persis Elavia, 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 23rd day of March, 2018.

Notary Public

My Commission Expires: _____

