THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315374** Bill Garrett Davidson County Batch# 83713 **DEEDWARR** 04/23/2018 12:44:49 PM 2 pgs Fees: $13.00 Taxes: $1,528.10 20180423-0038015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $413,000.00. Kathryn P Chancellor Affiant Subscribed and sworn to before me, this 19th day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: William L. Chancellor and Kathryn P. Chancellor 6125 Frontier Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-10-0B-084.00 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, **Adam DeVault and Maranda DeVault, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William L. Chancellor and Kathryn P. Chancellor, 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. 84 on the Plan of Christiansted Valley, Phase I, Revision I, of record in Instrument No. 20000215-0015149 and Instrument No. 20000121-0015150, revised in Instrument No. 20010209-0012852, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by Quitclaim Deed from Randall DeVault and Betty DeVault to Adam DeVault and Maranda DeVault, as recorded on the 13th day of November, 2014 in Instrument No. 20141113-0104665 and Warranty Deed from David Miggo and wife, Melissa Miggo to Adam DeVault and Maranda DeVault, husband and wife, and Randall DeVault and Betty DeVault, husband and wife, as recorded on the 31st day of January, 2011 in Instrument No. 20110131-0008294, 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 recorded in Instrument Nos. 20000215-0015149 and 20000121-0015150, Revised at Instrument No. 20010209-0012852.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 19991221-0305559, 20000728-0074515, 20070206-0015266 and 20170602-005513.

Charter of Homeowners Association recorded at Instrument No. 19991221-0305561.

Easement for Stormwater Detention, recorded in Book 11628, Page 8.

Conveyance for Open Space recorded in Instrument No. 20050516-0054926.

This is improved property located at 6125 Frontier Lane Nashville TN 37211

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 19th day of April, 2018.

Adam DeVault

Maranda DeVault

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam DeVault and Maranda DeVault, 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 19th day of April, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022