THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616636** Bill Garrett Davidson County Batch# 123168 **DEEDWARR** 08/01/2018 08:16:59 AM 2 pgs Fees: $13.00 Taxes: $6,364.46 20180801-0074781	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,720,122.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Christopher A. Salvado 110 Cheek Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-12-109.00

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, **William A. Hamburg and Caroline S. Hamburg, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher A. Salvado and Lauren B. Salvado, husband and wife**, ("Grantees"), their 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(s) 3 of Block "A", as shown on the map entitled 2nd Revised Plan of Highlands of Belle Meade No. 2, of record as Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot fronts 151 feet on the North side of Cheek road and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Robert H. Jones and wife, Lois M. Jones to William A. Hamburg and Caroline S. Hamburg, husband and wife as recorded on the 7th day of April, 2017 in Instrument No. 20170407-0034511 and Warranty Deed from Joseph Pitt and wife, Esther A. Pitt to Robert H. Jones and wife, Lois M. Jones as recorded on the 23rd day of August, 1962 in Deed Book 3614, Page 201, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 62.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1300, Page 397, Book 1303, Page 693, Book 1357, Page 41 and Book 1812, Page 463.

Easement for Sewer, recorded in Book 5314, Page 320.

Easement for Telecommunications, recorded in Book 1065, Page 6.

This is improved property located at 110 Cheek Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 July, 2018.

William A. Hamburg

Caroline S. Hamburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A. Hamburg and Caroline S. Hamburg, 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 July, 2018.

Notary Public
My Commission Expires:

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