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

CRT File No. 180717066

Bill Garrett Davidson County
Batch# 130502 DEEDWARR
08/17/2018 10:36:24 AM 2 pgs
Fees: $13.00 Taxes: $1,563.25
20180817-0081731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $422,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2018.

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: March 3, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sharidan Parr 607 Chesterfield Way Nashville TN 37212	New Owner	Tax Parcel ID No. 104-10-0R-007.00 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, **Heang Henry Lim and Leslie Dawn Lim, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharidan Kristen Parr, a single person**, ("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 UNIT 7, THE CHESTERFIELD, AS SHOWN OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20120627-056191 AS AMENDED IN INSTRUMENT NOS. 20121025-0098031, 20121227-0119392 AND 20130125-0008275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULARLY DESCRIPTION OF SAID UNIT.

Being the same property conveyed to HEANG HENRY LIM AND LESLIE DAWN LIM, HUSBAND AND WIFE, by deed from CHESTERFIELD COTTAGES, LLC, of record as Instrument No. 20130520-0050586, dated 05172013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-10-0R-007.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Agreement for Dedication of Easement for Water Line and Appurtenances conveyed unto The Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20120827-0077080, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and Appurtenances conveyed unto The Metropolitan Government of Nashville and Davidson County

of record as Instrument Nos. 20120827-0076955 and 20070302-0025616, said Register's Office.
Agreement for Dedication of Easement for Storm Drainage and Appurtenances conveyed unto The Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20070409-0041475, said Register's Office.

Easement(s) as set out in the Judgment (conveyance to the State of TN) of record in Book 5028, page 724, said Register' s Office.

Sanitary Sewer Easement granted unto the City of Nashville of record in Book 1129, page 133, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20120627-0056191, as amended as Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, said Register's Office.

Restrictive Covenants as set out in the Deed(s) of record in Book 675, page 668, Book 731, page 425, and Book 741, page 516, said Register's Office.

Stormwater Detention Agreement with The Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20070409-0041489, said Register's Office.

This is improved property located at 607 Chesterfield Way Nashville TN 37212

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 16th day of August, 2018.

Heang Henry Lim

Leslie Dawn Lim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heang Henry Lim and Leslie Dawn Lim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018