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

CRT File No. 180616822

Karen Y Johnson Davidson County
Batch# 135788 **DEEDWARR**
09/04/2018 08:50:48 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180904-0086912

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chesnut Infill GP 929 Battery Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 132-09-0-123.00

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, **Mark H. Whitefield and Jenni R. Whitefield, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chesnut Infill GP, a Tennessee General Partnership**, ("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 the northerly part of the westerly 62.9 feet of Lot No. 6, and the northerly part of the easterly 50.4 feet of Lot No. 5 on the Map of Oakhill Subdivision No. 1, of record in Book 547, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of said lots front together 113.3 feet on the southerly side of Battery Lane and run back between parallel lines with the dividing line between Lots No. 5 and 6, 377.97 feet on the westerly line and 387.5 feet on the easterly line to a dead line in the rear measuring 112.5 feet thereon.

Being the same property conveyed to MARK H. WHITEFIELD AND WIFE, JENNI R. WHITEFIELD, by deed from LINDA K. STONE, UNMARRIED, of record as Instrument No. 20020107-0002219, dated January 4, 2002, 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. 132-09-0-123.00.

Matters shown on the Plan of record in Book 547, page 49, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6226, page 314, said Register's Office.

This is improved property located at 929 Battery Lane Nashville TN 37220

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 30th day of August, 2018.

Mark H. Whitefield

Jenni R. Whitefield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark H. Whitefield and Jenni R. Whitefield, 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 30th day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022