WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154463 DEEDWARR
10/26/2018 02:47:25 PM 2 pgs
Fees: $13.00 Taxes: $1,495.72

20181026-0106418

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$404,250.00**

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2018.

Notary Public

My commission expires: 1/20/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brendan Gibson **Valerie Shields**	NEW OWNER	**Map 091-06-4-I Parcel 001.00co**
5802 A Carl Place		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian A. Chester, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brendan Gibson and Valerie Shields

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 5802 Carl Place, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Brian A. Chester, an unmarried man, by Deed dated July 10, 2017 from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170711-0069471, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place as shown in Instrument No. 20170824-0086932, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2437, Page 59, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee. (4) By-Laws of Homes at 5802 Carl Place Owners Association set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee. (5) Conveyance of the common and limited common elements to Homes at 5802 Carl Place Owners Association of record in Instrument No. 20170905-0091014, said Register's Office. (6) All matters shown on the Plan of record in Plat Book 2330, Page 39, amended in Book 3977, Page 869, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5802 A Carl Place, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **24th** day of **October, 2018.**

Brian A. Chester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian A. Chester,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **October, 2018.**

Notary Public

My Commission Expires: 10-29-19

