This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-3030

Karen Y Johnson Davidson County
Batch# 157476 DEEDWARR
11/07/2018 03:11:15 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20181107-0110492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Subscribed and sworn to before me, this the 6th day of November, 2018

Notary Public
My Commission Expires: 7/6/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Cooper Jill Cooper 711 Chesterfield Way Nashville, TN 37212	new owners	104-10-0R-030.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christian A. Panneck, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Cooper and Jill Cooper, Husband and Wife**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 30, together with the appurtenant common elements, of The Chesterfield, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Chesterfield of record in Instrument No. 20120627-0056191; as amended in Instrument No. 20121025-0098031; Instrument No. 20121227-0119329; and in Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Chesterfield, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan filed as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Christian Panneck, unmarried by Warranty Deed from Chesterfield Cottages, LLC, dated October 21, 2013, recorded October 29, 2013, of record in Instrument No. 20131029-0112257, Register's Office for Davidson County, Tennessee.

This is improved property located at: **711 Chesterfield Way, Nashville, TN 37212**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-18ES-18-711

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 property taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 29th day of October, 2018.

GRANTOR:

Christ A. Panl

Christian A. Panneck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christian A. Panneck, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021