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

CRT File No. 181018238

Karen Y Johnson Davidson County
Batch# 169780 **DEEDWARR**
12/04/2018 08:41:18 AM 2 pgs
Fees: $13.00 Taxes: $2,116.40

20181204-0117953

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $572,000.00.

Affiant

Subscribed and sworn to before me, this29th day of November, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brion Lee and Samantha Lee 1913 Truett Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083060200100CO

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, **Christopher Constable, unmarried and Cheryl Traugott Constable n/k/a Cheryl Lortz Constable, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brion Lee and Samantha Lee, husband and wife**, ("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, described as Unit A of Truett Avenue Homes, located in Nashville, Tennessee, as established and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument #20150507-0041925, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Truett Avenue Homes, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20150507-0041925, said Register's Office and By-Laws appended thereto the Declaration recorded in Instrument #20150507-0041925, said Register's Office as incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Christopher Constable and Cheryl Traugott Constable, husband and wife by Warranty Deed from Donna L. Harrison and Duane E. Harrison, wife and husband, recorded on the 2nd day of March, 2016 in Instrument No. 20160302-0020131, 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 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRUETT PLACE, as recorded in Plat Book 2330, Page(s) 138.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20150507-0041925.

Charter recorded at Instrument No. 20150507-0041924.

FYI: Notice of Completion recorded at Instrument No. 20160218-0015456.

This is improved property located at 1913 Truett Avenue Nashville TN 37206

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 29th day of November, 2018.

Christopher Constable

Cheryl Traugott Constable n/k/a
Cheryl Lortz Constable

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Constable and Cheryl Traugott Constable n/k/a Cheryl Lortz Constable, 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 29th day of November, 2018.

Notary Public

My Commission Expires: _____

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