Karen Y Johnson Davidson County
Batch# 171581 DEEDWARR
12/07/2018 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20181207-0119573

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 105050U009.00

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Chatsworth Square, Inc.
16 St. Peter's Road
Croydon, London
CR01HD United Kingdom

SEND TAX BILLS TO:
16 St. Peter's Road
Croydon, London
CR0 1HD United Kingd

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **HOWARD W. WILSON, A MARRIED MAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CHATSWORTH SQUARE, INC.,** a Delaware Corporation "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 9, on the Plan of 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150219-0014254, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of the property.

BEING a portion of the property conveyed to Howard W. Wilson, by Warranty Deed from Blue Sky Construction, Inc., a Tennessee corporation, dated July 11, 2016, appearing of record in Instrument No. 20160714-0072212, of the Register's Office of Davidson County, Tennessee. This property is not now, nor has it ever been, a marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1435 11th Ave. S., Nashville, TN, 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 3 day of December, 2018.

Howard W. Wilson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Howard W. Wilson, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 3 day of December, 2018.

K Dodd
NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
EXP. 05-15-2021

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Anne Marie Angel
AFFIANT

Sworn to and subscribed before me this 3 day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 7-26-21

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019