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

CRT File No. 190219202

Karen Johnson Davidson County
Batch# 198372 **DEEDWARR**
02/25/2019 08:56:33 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50
20190225-0016535

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2019.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Chapman, IV, Trustee 4527 Yancey Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 13016004900

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, **Shea Weber, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, Trustee of The 4527 Yancey Drive Trust, dated February 14, 2019** ("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, TN, Being Lot No. 6, on the Plan of Yancey Subdivision, of record in Plat Book 2330, Page 18, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed by Warranty Deed from Nashville Property Managers LLP to Shea Weber, unmarried, as recorded on the 19th day of October, 2009 in Instrument No. 20091019-0096396 and Warranty Deed from Pound Lamb and wife Elizabeth M. Lamb to Nashville Property Managers, LLP, a Tennessee limited liability partnership, as recorded on the 8th day of August, 2006 in Instrument No. 20060808-0097420, in the Register's Office of Davidson County, Tennessee.

Bailey Weber joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 YANCEY SUBDIVISION, as recorded in Plat Book 2330, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1449, Page 155; Book 1728, Page 117 and Book 2901, Page 328.

This is improved property located at 4527 Yancey Drive Nashville TN 37215

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 15th day of February, 2019.

Shea Weber

Bailey Weber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shea Weber and Bailey Weber, 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 15th day of February, 2019.

Notary Public

My Commission Expires: _____

