THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319810** Karen Johnson Davidson County Batch# 218147 **DEEDWARR** 04/16/2019 09:14:02 AM 2 pgs Fees: $13.00 Taxes: $1,829.65 20190416-0034545	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $494,500.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2019. Notary Public My Commission Expires: March 3, 2020

WARRANTY DEED

Address New Owner: Chris Chauvin and Casey Chauvin 3524 Crestridge Drive Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ Renasant Bank 2001 Park Place north #150 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 118-14-0-114.00

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, **Matthew D. Hilerio, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Alan Chauvin and Casey Chauvin, husband and wife,** ("Grantees"), their 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, being Lot(s) 40, as shown on the map entitled Longview Manor, Sections One and Two, of record in Plat Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW D. HILERIO, by deed from MICHAEL R. NOWERS, of record in Instrument No. 20160420-0038340, dated April 19, 2016, said Register's Office.

Caroline Mullen 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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 118-14-0-114.00.

Matters shown on the Plan of record in Plat Book 1424, page 127, said Register's Office.

This is improved property located at 3524 Crestridge Drive Nashville TN 37204

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 April, 2019.

Matthew D. Hilerio

Caroline Mullen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew D. Hilerio and Caroline Mullen, 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 April, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 19 2022