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

CRT File No. 1902190019

Karen Johnson Davidson County
Batch# 218152 DEEDWARR
04/16/2019 09:18:26 AM 2 pgs
Fees: $13.00 Taxes: $4,958.00

20190416-0034552

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$1,340,000~~.00.

Affiant

Subscribed and sworn to before me, this15th day of April, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher A. Ciavarra and Amanda L. Daniel 805 Alder Court Nashville TN 37220	New Owner	Tax Parcel ID No. 132-14-0-087.00

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, **Chad Price and Joey Price, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher A. Ciavarra and Amanda L. Daniel, 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, Being Lot 4, Alder Gate, as shown on Plat of record in Instrument No. 20020307-0029056, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad Price and Joey Price, husband and wife by Warranty Deed from Roy L. Matlock Jr., unmarried, recorded on the 6th day of May, 2008 in Instrument No. 20080506-0046606, 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 ALDER GATE, as recorded in Instrument No. 20020307-0029056 .
Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20040212-0017009.
Easement for Water Mains, recorded in Book 6369, Page 93.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7008, Page 690.

This is improved property located at 805 Alder Court Nashville TN 37220

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.

Chad Price

Joey Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad Price and Joey Price, 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: _____

