THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34662-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $438,500.00. Kate R. Steele Affiant Subscribed and sworn to before me this 30th day of April, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Karen Johnson Davidson County
Batch# 224947 DEEDWARR
05/02/2019 02:01:06 PM 3 pgs
Fees: $18.00 Taxes: $1,622.45

20190502-0041101

WARRANTY DEED

Address New Owner: Andrew M. Hickman, Laura A. Hickman 620 Chesterfield Way Nashville, TN 37212	**Send Tax Bills To:** **NEW OWNER**	**Tax Information:** Map and Parcel No.: 104 10 0 R 023 00CO

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, **Kate R. Steele,** unmarried **and Tom R. Steele**, married ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew M. Hickman and Laura A. Hickman,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 620 Chesterfield Way, Nashville, TN 37212.

This is not the principal residence of Tom R. Steele.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, theirs heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of April, 2019.

Kate R. Steele

Tom R. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kate R. Steele and Tom R. Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

Notary Public

My Commission Expires:

5-5-2020

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 23, together with the appurtenant interest in the common elements of The Chesterfield, a horizontal property regime with private elements established by Declaration in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned amendment to Declaration of record in Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kate R. Steele, unmarried and Tom R. Steele, married by deed dated May 29, 2014 from Kelly Mansfield, married of record in Instrument No. 20140603-0047673, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104 10 0 R 023 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Chesterfield, of record in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan attached as Exhibit C to the Declaration of record as Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 1129, page 133, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants contained in an instrument of record in Book 741, pages 516, 675, and 668, Book,731, page 425, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewer and Appurtenances of record in Instrument No. 20120827-0076955, and Instrument No. 20070302-0025616, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement of Water Line and Appurtenance of record in Instrument No. 20120817-0077080, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument No. 20070409-0041475, Register's Office for Davidson County, Tennessee.
10. Conveyance to the State of Tennessee of record in Book 5028, page 724, Register's Office for Davidson County, Tennessee.
11. Rights of others in and to the use of the common areas/elements.