THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420294**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $468,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 234810 DEEDWARR
05/24/2019 03:08:03 PM 2 pgs
Fees: $13.00 Taxes: $1,731.60
20190524-0049636

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

WARRANTY DEED

Address New Owner: Samuel Ashworth and Eyram Amanfu- Ashworth 8033 Montcastle Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-02-0A-009.00-CO

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, **Stream Family Trust, LLC, a Louisiana limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Ashworth and Eyram Amanfu- Ashworth, 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 No. 9 on the Plan of Montcastle Estates of record in Plat Book 6900, Page (s) 326 and 327, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stream Family Trust, LLC, a Louisiana limited liability company by Warranty deed from Robert F. Hempel and wife, Melissa S. Hempel of record in Instrument No. 20180524-0049735 Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on May 24, 2018.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 326 and 327, Register's Office for Davidson County, Tennessee.

Subject to the matters shown on the PUD Boundary Plat of record in Book 6200, Page 623, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7170, Page 926, amended in Book 7260, Page 295, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-P-19-8033

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Incorporation for HOA of record in Book 7421, Page 27, in the Register's Office for Davidson County, Tennessee.

Easement to The Metropolitan Government of Nashville of record in Book 8068, Page 291 and Book 8068, Page 296, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8033 Montcastle Drive Nashville TN 37221

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 _____ day of May, 2019.

Stream Family Trust, LLC

X BY: _____
Bruce N. Kirkpatrick, member

STATE OF Louisiana
~~COUNTY~~ OF Calcasieu
Parish (gl)

Before me, the undersigned, of the State and County aforesaid, personally appeared Bruce N. Kirkpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of Stream Family Trust, LLC, a Louisiana limited liability company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

WITNESS my hand and official seal, this 22nd day of May, 2019.

Gail Lopez
Notary Public

My Commission Expires:

GAIL LOPEZ NOTARY PUBLIC CALCASIEU PARISH, LA

Gail Lopez
Notary Public
ID #40799
Parish of Calcasieu
Commission expires at death