THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Johnson Davidson County Batch# 236584 DEEDWARR 05/30/2019 10:38:39 AM 2 pgs Fees: $13.00 Taxes: $1,720.50 20190530-0051228	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Chestnut	SWBC Mortgage Corp.	MAP & PARCEL
1431 Greenland Avenue	9311 San Pedro Avenue, Suite 100	062-13-0-034.00
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dennis Michael Park and Emily J. Park, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Graham Chestnut and wife, Emily Chestnut, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20, Block "B" on the Plan of Country Club Estates of record in Plat Book 843, Page 95, 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 Dennis Michael Park and Emily J. Park, husband and wife by Warranty deed from D and A Development and Consulting, Inc., a Georgia Corporation of record in Instrument No. 20180420-0037329 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 20, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1431 Greenland Avenue, Nashville, TN 37216.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES-19-1631

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of May, 2019.

Dennis Michael Park, by Donna Mason attorney in fact
Dennis Michael Park,
BY: Donna Mason , Attorney-In-Fact

Emily J. Park by Donna Mason attorney in fact
Emily J. Park
BY: Donna Mason, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Dennis Michael Park** as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 24th day of May, 2019.

My Commission expires 3/25/2023

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Emily J. Park**, as her Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 24th day of May, 2019.

My Commission expires 3/25/2023

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON