# WARRANTY DEED

Karen Johnson Davidson County
Batch# 241138 DEEDWARR
06/10/2019 03:22:33 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20190610-0055599

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE ~~Co~~ DAVIDSON
COUNTY OF ~~WILLIAMSON~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1070LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO : If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Kellie P. Dowling | USAA FEDERAL SAVINGS BANK | |
| 517A Eastboro Dr | 10750 INDEPENDENCE FREEWAY | 091-13-2F-002.00 CO |
| Nashville, TN 37209 | SAN ANTONIO, TX 78288 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**BRIAN CHESTER CONSTRUCTION LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**KELLIE P. DOWLING, UNMARRIED** KPD

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

SEE EXHIBIT "A"

This is improved property known as 517A Eastboro Dr, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 7th day of June, 2019.

Brian Chester Construction LLC

BY:_____ Attorney Agent
Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the attorney for the owner of BRIAN CHESTER CONSTRUCTION LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of June, 2019.

Notary Public_____

My Commission Expires: 9/29/2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

19-1070LA

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. A of 517 EASTBORO TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 517 EASTBORO TOWNHOMES, a Horizontal Property Regime, of record in Instrument Number 20180601-0052405, corrected by Affidavit recorded in Instrument Number 20190514-0045080, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, as corrected by said Affidavit; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Quitclaim Deed from Curtis Groves and Brian Chester to Brian Chester Construction LLC, as recorded on the 19th day of July, 2018 in Instrument No. 20180719-0070505; Warranty Deed from Roger H. Peach, an unmarried man to Curtis Groves and Brian Chester, as recorded on the 19th day of January, 2018 in Instrument No. 20180119-0005757; Warranty Deed from Alec T. Prince and Paul D. Prince and Walter H. Prince and Emma L. Prince Lee, Helen Prince Orr; and the heirs-at-law of William R. Prince being, Sandra Prince, his surviving spouse and the following children: Randell Eugene Prince, Mark Lee Prince, Rebecca Prince and Richard Hugh Prince to Roger H. Peach and Melba I. Peach, husband and wife, as recorded on the 27th day of June, 1997 in Deed Book 10507, Page 788 and Quitclaim Deed from H. E. Collins, Trustee to Alec Prince, William R. Prince, Paul D. Prince, Walter H. Prince, Emma L. Prince Lee and Helen Prince Orr, or to the survivors of them, subject to a life estate retained by Grantor, Asa T. Prince, share and share alike, as recorded on the 10th day of April, 1980 in Deed Book 5589, Page 257, in the Registers Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.T BROWN'S SUBDIVISION OF AN 18 ACRE TRACT ON THE CHARLOTTE PIKE, as recorded in Plat Book 332, Page(s) 116 and Plat Book 332, Page 126.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052405.