Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 252332 DEEDWARR
07/03/2019 11:43:53 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50

20190703-0065218

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-113

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Alan Kirby	New Owner	104-10-0-053.00
(NAME) 3520 Richardson Ave	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jon P. Gaston and Amanda T. Gaston, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Timothy Alan Kirby*** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

*Unmarried

Land in Davidson Countym Tennesseem being Lot No. 15, ELMINGTON PLACE SUBDIVISION, as shown on plat of record in Book 547, Page 59, 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 Jon P. Gaston and wife, Amanda T. Gaston, from from Shuan P. Silva and wife, Shannon B. Silva, by Warranty Deed dated March 17, 2009, of record as Instrument No. 20090319-0024658, Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Real estate taxes for the year 2019 and subsequent year, a lien not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELMINGTON PLACE SUBDIVISION, as recorded in Plat Book 547, Page(s) 59, but deleting any covenant, condition or restriction indicating a preference,

limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Easement for Temporary Construction, recorded in Book 4887, Page 121, in the Register's Office of Davidson County, Tennessee(Said easement was shown to expire after five years).
4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Any encroachments, encumbrances, or adverse circumstances affecting the Property that would be disclosed by an accurate and complete survey.

This is improved property located at 3520 Richardson Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[signatures on the following page]

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 28th day of June, 2019.

GRANTOR(s):

Jon P. Gaston

Jon P. Gaston

Amanda T. Gaston

Amanda T. Gaston

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jon P. Gaston and Amanda T. Gaston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28 day of June, 2019.

Notary Public

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires: 3/8/22