Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190420429

Karen Johnson Davidson County
Batch# 256084 DEEDWARR
07/12/2019 10:50:49 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20190712-0068176

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2019.

Notary Public
My Commission Expires: 05/03/2021

M ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Albert Sturgeon III and JoEllen Sturgeon 4400 Belmont Park Terrace #200 Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0C-200.00-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, **Michael Shawn McSpadden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Albert Sturgeon III and JoEllen Sturgeon, husband and wife**, ("Grantees"), their 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 Building Site No. 200 on the Plan of Section Seven, Arden Place, of record in Plat Book 4955, Page 90, 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 Michael Shawn McSpadden, married by Warranty deed from Harry Eugene Gibson, Jr. as Executor of the Estate of Mary Lloyd Pearson of record in Instrument No. 20130514-0048266 Register's Office for Davidson County, Tennessee, dated May 13, 2013 and recorded on May 14, 2013.

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 and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 4955, Page 90, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Arden Place Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented by First Supplemental Declaration in Book 4819, page 564, Second Supplemental Declaration in Book 4916, page 277, Third Supplemental Declaration in Book 5019, page 942, Forth Supplemental Declaration in Book 5091, page 66, Fifth Supplemental Declaration in Book 5129, page 120, Sixth Supplemental Declaration in Book 5163, page 384, Seventh Supplemental Declaration in Book 5231, page 375, Eighth Supplemental Declaration in Book 5351, page 592 and Ninth Supplemental Declaration in Book 5514, page 636, and amended by First

Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument Number 20070816-0098235, Instrument No. 201408010069316, Instrument No. 201710170106296, 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 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 Arden Place Home Owners Association, Inc. of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.

Conveyance of common area to Arden Place Home Owners Association, Inc., of record in Book 5163, page 388, Register's Office for Davidson County, Tennessee.

Declaration of Boundary Line with Arden Place Home Owners Association, Inc., of record in Book 8813, page 398, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 4400 Belmont Park Terrace #200 Nashville TN 37215

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 9th day of July, 2019.

Michael Shawn McSpadden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Shawn McSpadden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022