THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721618** SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this30th day of July, 2019. Notary Public My Commission Expires: 1-3-23

WARRANTY DEED

Address New Owner: Chesnut Infill, GP 1745 Gary Lane Hopkinsville, KY 42240	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-09-0-039.00

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, **Anna Jennings Austin and Paula Frances Jennings** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chesnut Infill, GP, a Tennessee General Partnership**, ("Grantee"), 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 the southerly 20 feet of Lot No. 8 and all of Lot No. 9, as shown on the map entitled Map Showing Subdivision of certain lots in Oakhill Subdivision No. 1, of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 9 and part of Lot No. 8 front together 95 feet on the westerly side of Soper Avenue and extends back 419.5 feet on the southerly line and 419 feet, more or less, on the northerly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to Robert Paul Jennings and wife, Hilda Jennings, by deed from Carroll S. Crutcher, of record in Book 2795, page 25 , dated June 30, 1958 , said Register's Office.

Hilda Hitt Jennings died on or about June 27, 2016, leaving Robert Paul Jennings as the surviving tenant by the entirety.

Robert Paul Jennings died on or about August 4, 2018. His Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to his daughters, Anna Jennings Austin and Paula Frances Jennings. For further reference, see Executrixes' deed of record in Instrument No. 20190429-0039259, said Register's Office.

Said property was never the marital residence of Grantors.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 132-09-0-039.00.

Matters shown on the Plan of record in Plat Book 547, page 52, said Register's Office.

Karen Johnson Davidson County
Batch# 264888 **DEEDWARR**
07/31/2019 03:26:48 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20190731-0075632

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-UP-19-4411

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, page 235, said Register's Office.

This is improved property located at 4411 Soper Avenue Nashville TN 37204

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 30th day of July, 2019.

Anna Jennings Austin

Paula Frances Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Jennings Austin and Paula Frances Jennings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2019.

Notary Public

My Commission Expires: _____

