G#32210-2 BOX #14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621322** Karen Johnson Davidson County Batch# 266410 DEEDWARR 08/05/2019 08:30:13 AM 2 pgs Fees: $13.00 Taxes: $795.50 20190805-0076963	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2019. Notary Public My Commission Expires: 1/17/21 JOHN T. COCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Todd Olsen 413 Shadow Glen Drive Nashville TN 37211	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 161-16-0A-124.00 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, **Cameron Hunt, a married man, and Chad Troup, a married man and Joseph Harwell, a married man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Todd Olsen, an unmarried*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*man

Land in Davidson County, Tennessee, being Unit No. 124 of Building No. 20 on the Plan of the Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, a Residential Planned Unit Development, as shown on Exhibit A of the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, further corrected in Instrument No. 20040720-0086706, amended in Instrument No. 20050520-0056887, and supplemental in Instrument No. 20051107-0134921, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to CAMERON HUNT AND CHAD TROUP AND JOSEPH HARWELL, by deed from MASOUD R. JAFARI, of record in Instrument No. 20151016-0105681, dated October 14, 2015, said Register's Office.

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. 161-16-0A-124.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706 and Supplemented in Instrument No. 20051107-0134921, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9640, page 881, said Register's Office.

Utility Easement of record in Instrument No. 20040917-0112429, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office.
Easement(s) of record in Instrument No. 20130517-0050094, said Register's Office.

This is improved property located at 413 Shadow Glen Drive Nashville TN 37211

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 1st day of August, 2019.

Cameron Hunt

Joseph Harwell by Cameron Hunt, his Attorney-in-Fact

Chad Troup

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cameron Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joseph Harwell and that he is authorized by Joseph Harwell to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022