# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 695,000.00

Billie Jean Pinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF September, 2019.

Matthew Noggle
Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

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

File No.: 2019-GTE-115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Billie Jean Pinson | Same as Owner | 131-01-0F-004.00-C |
| (NAME) 106 Chatsworth Drive | (NAME) | |
| (ADDRESS) Nashville, TN 37215 | (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, **Susan N. Minor and Robert E. Minor, wife and husband** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Billie Jean Pinson, an unmarried woman** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson Countym Tennessee, being Lot No. 4 on the Plan of Chatsworth, as shown on plat of record in Book 5200, Page 575, as amended in Book 7826, Page 987, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 4 fronts 71.50 feet on the easterly side of Chatsworth Drive and runs back 109.51 feet on the southerly line and 110.90 feet on the northerly line, to a line in the rear which measures 71.51 feet thereon.

Being the same property conveyed to Susan N. Minor from Theresa Shackelford, unmarried, by Warranty Deed dated December 1, 2004, of record as Instrument No. 20041202-0143925, 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**"):



Karen Johnson Davidson County
Batch# 278427 DEEDWARR
09/03/2019 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,571.50
20190903-0088447

1. Real property taxes and Homeowners Association dues for the year 2019, and subsequent years, a lien not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHATSWORTH, as recorded in Plat Book 5200, Page(s) 575, as amended in Book 7826, Page 987, Register's Office, Davidson County, Tennessee ("RODC").

3. Declaration of Covenants, Conditions and Restrictions recorded in Book 6049, Page 665, amended in Book 6114, Page 43, Instrument No. 20050126-0009824 and Instrument No. 20050222-0019401, RODC.

4. Terms and provisions of By-Laws of Buxton Square Homeowners Association recorded in Book 6114, Page 49, RODC.

5. Easement for Sanitary Sewer and Storm Drainage, recorded in Book 6710, Page 574, RODC.

6. Easement for Right of Way, recorded in Book 8489, Page 537, RODC.

7. Any covenants, bylaws, restrictions, declarations, and easements of record, or other matters excepted on any title policy issued to Grantee.

This is improved property located at 106 Chatsworth Drive, Nashville, TN 37215.

**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, her heirs and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed effective as of the 3rd day of September, 2019.

**GRANTORS:**

**Susan N. Minor**

**Robert E. Minor**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Susan N. Minor and Robert E. Minor, 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 30th day of August, 2019.

Notary Public

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/5/2020

# TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 30 day of August, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 8.22.21