Return To: Perrone & Young
3 [illegible] Drive
[illegible]
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822497

Karen Johnson Davidson County
Batch# 286074 DEEDWARR
09/16/2019 10:48:56 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190916-0093554

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2019.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Notary Public
My Commission Expires: 12/6/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ardavan Afrakhteh 798 Old Hickory Blvd Brentwood, TN 37027	New Owner	Tax Parcel ID No. 116-02-0A-018.00CO

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, **Ryan Chapman and Elizabeth Chapman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ardavan Afrakhteh**, ("Grantees"), 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 Lot 79, REVISED FINAL PLAT OF HILL PLACE, as shown on plat of record in Plat Book 9700, Page 190, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from H G Hill Realty Company, LLC, a limited liability company to Ryan Chapman and Elizabeth Chapman, husband and wife, as recorded on the 9th day of May, 2017 in Instrument No. 20170509-0045787, corrected by Affidavit of Scrivener's Error in Instrument No. 20170517-0049002; part of Warranty Deed from May Buntin Hill, an unmarried woman, by her Attorney-In-Fact, her son, Daniel B. Murray to H. G. Hill Realty Company, as recorded on the 2nd day of February, 1995 in Deed Book 9587, Page 573; part of Deed from M. L. Fletcher and wife, Lillie W. Fletcher to H.G. Hill Realty Company, as recorded on the 19th day of April, 1932 in Deed Book 904, Page 384 and part of Deed from H. G. Hill and wife Mamie Wilson Hill to H. G. Realty Company, as recorded on the 4th day of February, 1927 in Deed Book 731, Page 542, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT OF HILL PLACE, as recorded in Plat Book 7900, Page(s) 923 thru 932, revised in Plat Book 9700, Page 190 and Boundary Plat recorded in Plat Book 7900, Page 913.

Easement for Sanitary Sewer, recorded in Book 3506, Page 63.

Easement for U.S. Sprint Communications, recorded in Instrument No. 20140114-0003778. Terms and provisions of the Articles of Incorporation of Land South TN, LLC, recorded in Instrument Nos. 20080415-0038004 and 20090603-0050933.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof. (Louisville & Nashville Railroad)

Easement for the flow of the waters of the Richland Creek, and the rights of the public therein.

Easement for Taps, recorded in Book 10693, Page 696 and Book 10693, Page 700.

Easement recorded in Instrument No. 20001207-0120638.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6391, Page 530 and Book 8223, Page 594.

Conveyance of Common area/open space in Book 9737, Page 400 and Instrument No. 20090324-0026385.

This is improved property located at 4817 Post Road Nashville TN 37205

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 13th day of September, 2019.

Ryan ~~Chapman~~

Elizabeth Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Chapman, 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 13th day of September, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC 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, Ryan Chapman, 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 13th day of September, 2019.

Notary Public

My Commission Expires: _____

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