THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822206**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,900.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 288749 DEEDWARR
09/20/2019 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20190920-0095652

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

WARRANTY DEED

Address New Owner: Mark Carr and Kimberly Carr 803 Lancaster Way Nashville TN 37212	Send Tax Bills To: First Bank 318 Seaboard Ln, Ste. 205 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 104 10 0R 019.00

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, **Trevor Brimley and Megan Brimley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Carr and Kimberly Carr, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 19 of The Chesterfield, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Chesterfield, a Horizontal Property Regime, of record in Instrument No. 20120627-0056191, as amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Trevor Brimley and Megan Brimley, husband and wife, by Warranty Deed from Brent Hamby, a married man, of record in Instrument No. 20170602-0055331, in the Register's Office of Davidson County, Tennessee, dated June 01, 2017 and recorded June 02, 2017.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191, as Amended in Instrument Nos. 20131025-0098031, 20121227-0119329 and 20130125-0008275.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 675, Page 668, Book 731, Page 425 and Book 741, Page 516.

Easement for Sanitary Sewer and Appurtenances, recorded in Book 1129, Page 133 and at Instrument Nos. 20070302-0025616 and 20120827-0076955.

Easement for Storm Drainage and Appurtenances, recorded in Instrument No. 20070409-0041475.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070409-0041489.

Easement for Water Line and Appurtenances, recorded in Instrument No. 20120827-0077080.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 803 Lancaster Way Nashville TN 37212

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.

Trevor Brimley

Megan Brimley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023

Notary Public

My Commission Expires: _____

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

