Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 296852 DEEDWARR
10/07/2019 10:39:56 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20191007-0102385

FROM: James M. Haggard and Lynn S. Haggard
TO: Matthew Watson Schappell and Erika Nelson Schappell

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Matthew Watson Schappell and Erika Nelson Schappell 1423 4th Ave N Nashville, TN 37208	New Owner	Map 82-9T, Parcel 9

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of September, 2019.

Notary Public
My Comm. Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James M. Haggard and wife, Lynn S. Haggard, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Matthew Watson Schappell and Erika Nelson Schappell, husband and wife, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 9 of Germantown Station Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Germantown Station Condominium of record as Instrument Number 20100804-0061209, as amended as Instrument Number 20111020-0081623, in the Register's Office for Davidson County, Tennessee, subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the plat of Germantown Station Condominium attached as Exhibit "B" to said amendment to Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration, as amended.

Being the same property conveyed to James M. Haggard and wife, Lynn S. Haggard, by deed from Rachel L. Salinas, an unmarried woman, and Jose D. Salinas and wife, Dora L. Salinas, of record as Instrument No. 20180105-0001807, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the following:

1. 2019 Metropolitan Davidson County Taxes, which have been prorated.

2. Terms and Conditions of the Declaration of Germantown Station Condominium, of record as Instrument No. 20100804-0061209, said Register's Office, as amended by Instrument No. 20111020-0081623, said Register's Office. The By-Laws of Germantown Station Homeowner's Association, Inc., appear of record as Instrument No. 20150917-0094596, said Register's Office.

3. Dedication of Easement for Water Quality, of record as Instrument No. 20070919-0111969, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record as Instrument No. 20070919-0112010, said Register's Office. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record as Instrument No. 20100621-0047868, said Register's Office.

5. Conditions set forth in the deeds of record as Instrument Nos. 20100722-0057467 and 20100722-0057468, said Register's Office.

6. Rights of others in and to the use of any common elements.

This is improved property located at 1423 4th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 30th day of September, 2019.

James M. Haggard

Lynn S. Haggard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Haggard and Lynn S. Haggard, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of September, 2019.

My Commission Expires: 3/7/23

NOTARY PUBLIC

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

4815-8175-9400.1