Karen Johnson Davidson County
Batch# 299447 DEEDWARR
10/10/2019 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,650.20
20191010-0104164

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $446,000.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2019. Notary Public My Commission Expires:

Address New Owner As Follows: Nicholas Ingram Kolts 705 Chesterfield Way Nashville, TN 37212	Send Tax Bills To: Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	Map-Parcel Number: 104 10 0R 025.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM T. SMITH AND WIFE, CONCETTA W. SMITH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS INGRAM KOLTS, single man,**

hereinafter called the Grantee, his heirs, and his assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 25, The Chesterfield, as shown of record in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20120627-0056191, as amended by Amendment No. 1 of record as Instrument No. 20121025-0098031, Amendment No. 2 of record as Instrument No. 20121227-0119329, and Amendment No. 3 of record as Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to William T. Smith by deed from Chesterfield Cottages, LLC, of record as Instrument No. 20130321-0028266, Register's Office for Davidson County, Tennessee. Being further conveyed to William T. Smith and wife, Concetta W. Smith, by quitclaim deed from William T. Smith of record as Instrument No. 20170707-0068369, said Register's Office.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for The Chesterfield, including liens for annual assessments, of record as Instrument No. 20120627-0056191, Register's Office for Davidson County, Tennessee, as amended by Amendment No. 1 of record as Instrument No. 20121025-0098031, Amendment No. 2 of record as Instrument No. 20121227-0119329, and Amendment No. 3 of record as Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 741, page 516, Book 675, page 668, and Book 731, page 425, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Line and Appurtenances granted to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20120827-0077080, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Storm Drainage and Appurtenances granted to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20070409-0041475, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers, and Appurtenances granted to The Metropolitan Government of Nashville and Davidson County of record in Book 1129, page 133, as Instrument No. 20070302-0025616, and as Instrument No. 20120827-076955, Register's Office for Davidson County, Tennessee.

6. Conveyance to State of Tennessee of record in Book 5028, page 724, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

This is improved property known as: **705 Chesterfield Way, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, and his assigns, forever; and Grantors covenant with the said Grantee 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 further covenant and bind themselves, their heirs, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, and his assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of October, 2019.

William T. Smith

Concetta W. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM T. SMITH AND CONCETTA W. SMITH**, the within named bargainor, 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 10th day of October, 2019.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires:

True Copy Certification

I, Wesley D. Turner, 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)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal

