G#32568-2

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 307167 DEEDWARR
10/28/2019 02:54:25 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20191028-0110387

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$950,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2019.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Chesnut Infill, GP** | **"New Owner"** | **117 11 0 037 00** |
| **1745 Gary Lane** | | |
| **Hopkinsville, KY 42240** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Andrew W. McClelland and Gertrude H. McClelland, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Chesnut Infill, GP, a Tennessee general partnership**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 136 on the Map of the unrecorded portion of Noel's Subdivision of Watkins Grove, described according to a survey made by W. B. Southgate, Surveyor, dated October, 1915, as follows:**

**BEGINNING on the easterly margin of Hopkins Street or Avenue at a point 355 feet South of the southerly margin of Woodmont Boulevard, being the corner of Lot Nos. 136 and 137; thence, with the line between said two lots eastwardly 200 feet to the common corner of Lot Nos. 116, 117, 136, and 137; thence, with the line between Lot Nos. 117 and 136 southwardly 200 feet to the common corner of Lot Nos. 117, 118, 135, and 136; thence, with the line between Lot Nos. 135 and 136 westwardly 200 feet to the easterly margin of Hopkins Street or Avenue; thence, with same northwardly 200 feet to the BEGINNING.**

**BEING the same property conveyed to Andrew W. McClelland and Gertrude H. McClelland, husband and wife, by Warranty Deed dated October 7, 2016, from Gertrude H. McClelland, Joanne H. Floyd, Debra J. Cullman, Kristin Hostettler Laine, and William R. Hostettler, Jr., Devisees under the Last Will and Testament of Margaret Ann Russell Hostettler, of record in Instrument No. 20161010-0106746, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between the parties and paid by the Grantors herein; and, the Grantee herein assumes any subsequent taxes, not yet due and payable.

This is improved property, known as: **3504 Hopkins Street, Nashville, TN 37215**.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-KW-19-3504

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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **24th** day of **October, 2019.**

Andrew W. McClelland

**Andrew W. McClelland**

Gertrude H. McClelland

**Gertrude H. McClelland**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Andrew W. McClelland and Gertrude H. McClelland, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **October, 2019.**

**Notary Public**

**My Commission Expires:** 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON