THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190823**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2019. Notary Public My Commission Expires: 3/8/2021

Karen Johnson Davidson County
Batch# 310147 DEEDWARR
11/04/2019 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20191104-0113327

WARRANTY DEED

Address New Owner: Chris Pair 3432 Stokesmont Road, Unit A Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ First Bank 211 Commerce St., Ste. 300 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 117-07-0Z-001.00 CO

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, **Christopher Keith Lindsay and Mitsi Lindsay, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chris Franklin Pair**, ("Grantee"), his 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 Unit No. "A" on the plan of 3432 Stokesmont Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 3432 Stokesmont Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140709-0060333, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTOPHER KEITH LINDSAY AND MITSI LINDSAY, HUSBAND AND WIFE, by deed from ASPEN CONSTRUCTION INC., NOW KNOWN AS ASPEN CONSTRUCTION OF BRENTWOOD, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20141223-0117325, dated December 22, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-07-0Z-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140709-0060333, said Register's Office.

Matters shown on the Plan of record in Plat Book 547, page 156, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, page 446, said Register's Office.

This is improved property located at 3432 Stokesmont Road, Unit A Nashville TN 37215

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 1st day of November, 2019.

Christopher Keith Lindsay

Mitsi Lindsay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Keith Lindsay and Mitsi Lindsay, 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 1st day of November, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)